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**FROM THE GINNIE MAE OPERATIONS DESK**

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This communication is intended for all Ginnie Mae issuers and other participants with responsibility for preparing data files or submitting new pools to Ginnie Mae via *GinnieNET*. The purpose is to communicate changes to the *GinnieNET* edits that will become effective with pools issued with an issuance date of August 2016 or later. The reason for these changes is provide greater transparency, and more accurate and uniform data disclosed to investors in Ginnie Mae MBS.

***These changes do not represent changes to Ginnie Mae Policy*** but will more accurately enforce business and quality rules published in APM 12-07, APM 11-05 and APM 10-16. “Reject” describes edits that must be resolved, and that will prevent successful loan submission; and “Warning” describes edits that should be corrected prior to submission, but will not prevent loan submission for delivery.

If there are questions, please contact the *GinnieNET* helpdesk at (800) 234-4662, option 1 or Ginnie Mae Investor Inquiries at: [investorinquiries@hud.gov](mailto:investorinquiries@hud.gov).

Item	Condition	New GinnieNET Edit
LTV	All agency, Loan Purpose 1	Reject LTVs of 200 or greater; warning for values > 125 and < 200
LTV	All agency, Loan Purpose 1	Reject LTVs with values < “1”; warning for values > or = 1 and values < 10
Total Debt Expense Ratio Percent	FHA, Loan Purpose 1	Reject TDERPs of 100 or greater; warning for values > 65 and < 100
Total Debt Expense Ratio Percent	FHA, Loan Purpose 1	Reject TDERPs with values < “1”; warning for values > or = 1 and values < 10
Annual MIP Rate	FHA, All Loan Purposes	Reject Annual MIP Rates of 200 (2.0) or greater
Upfront MIP Rate	FHA, All Loan Purposes	Reject Upfront MIP Rates of 500 (5.0) or greater
Last Installment Paid Due Date	All loans	Change current edit from “Warning for LIPD if date is greater than 60 months from reporting period” to “Reject LIPD if date is greater than 60 months from reporting period”.
CLTV	All agency, Loan Purpose 1	Warning when CLTV is < LTV.
Credit Score	All agency, Loan Purpose 1	Warning when value reported is 100 or 200.