Offering Circular Supplement
(To Multifamily Base Offering Circular dated October 1, 2011)

Ginnie Mae
Our Guaranty Matters

$301,805,853
Government National Mortgage Association

GINNIE MAE®

Guaranteed Multifamily REMIC Pass-Through Securities
Ginnie Mae REMIC Trust 2016-065

The Securities

The Trust will issue the Classes of Securities listed on the front cover of this offering circular supplement.

The Ginnie Mae Guaranty

Ginnie Mae will guarantee the timely payment of principal and interest on the securities. The Ginnie Mae Guaranty is backed by the full faith and credit of the United States of America. Ginnie Mae does not guarantee the payment of any Prepayment Penalties.

The Trust and its Assets

The Trust will own the Ginnie Mae Multifamily Certificates described on Exhibit A.

Class of REMIC Securities	Original Principal Balance(1)	Interest Rate	Principal Type(2)	Interest Type(2)	CUSIP Number	Final Distribution Date(3)
A	$ 40,000,000	2.10%	SEQ	FIX	38379UQS8	July 2050
AB	20,000,000	2.10	SEQ	FIX	38379UQT6	July 2056
AC	90,000,000	2.20	SEQ	FIX	38379UQU3	December 2056
AD	117,500,000	2.25	SEQ	FIX	38379UQV1	August 2057
B	20,000,000	(4)	CPT/SEQ	WAC/DLY	38379UQW9	August 2057
C	14,305,853	(4)	SEQ	WAC/DLY	38379UQX7	January 2058
IO	295,000,000	(4)	NTL (PT)	WAC/IO/DLY	38379UQY5	January 2058
Residual						
RR	0	0.00	NPR	NPR	38379UQZ2	January 2058

(1) Subject to increase as described under "Increase in Size" in this Supplement. The amount shown for the Notional Class (indicated by "NTL" under Principal Type) is its original Class Notional Balance and does not represent principal that will be paid.
(2) As defined under "Class Types" in Appendix I to the Multifamily Base Offering Circular. The type of Class with which the Class Notional Balance of the Notional Class will be reduced is indicated in parentheses.
(3) *See "Yield, Maturity and Prepayment Considerations — Final Distribution Date" in this Supplement.*
(4) *See "Terms Sheet — Interest Rates" in this Supplement.*

The securities may not be suitable investments for you. You should consider carefully the risks of investing in them.

See "Risk Factors" beginning on page S-7 which highlights some of these risks.

The Sponsor and the Co-Sponsor will offer the securities from time to time in negotiated transactions at varying prices. We expect the closing date to be May 27, 2016.

You should read the Base Offering Circular for Guaranteed Multifamily REMIC Pass-Through Securities, Chapter 31 and Chapter 32 of the Ginnie Mae Mortgage-Backed Securities Guide 5500.3, as amended, and this Supplement.

The securities are exempt from registration under the Securities Act of 1933 and are "exempted securities" under the Securities Exchange Act of 1934.

Jefferies **Mischler Financial Group, Inc.**

The date of this Offering Circular Supplement is May 23, 2016.

AVAILABLE INFORMATION

You should purchase the securities only if you have read and understood the following documents:

- this Offering Circular Supplement (this "Supplement"),
- the Base Offering Circular for Guaranteed Multifamily REMIC Pass-Through Securities dated as of October 1, 2011 (hereinafter referred to as the "Multifamily Base Offering Circular") and
- Chapter 31 and Chapter 32 of the Ginnie Mae Mortgage-Backed Securities Guide 5500.3, as amended (the "MBS Guide").

The Multifamily Base Offering Circular and the MBS Guide are available on Ginnie Mae's website located at http://www.ginniemae.gov.

If you do not have access to the internet, call BNY Mellon, which will act as information agent for the Trust, at (800) 234-GNMA, to order copies of the Multifamily Base Offering Circular and the MBS Guide.

In addition, you can obtain copies of the disclosure documents related to the Ginnie Mae Multifamily Certificates by contacting BNY Mellon at the telephone number listed above.

Please consult the standard abbreviations of Class Types included in the Multifamily Base Offering Circular as Appendix I and the glossary included in the Multifamily Base Offering Circular as Appendix II for definitions of capitalized terms.

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TERMS SHEET

This terms sheet contains selected information for quick reference only. You should read this Supplement, particularly "Risk Factors," and each of the other documents listed under "Available Information."

Sponsor: Jefferies LLC

Co-Sponsor: Mischler Financial Group, Inc.

Trustee: Wells Fargo Bank, N.A.

Tax Administrator: The Trustee

Closing Date: May 27, 2016

Distribution Date: The 16th day of each month or, if the 16th day is not a Business Day, the first Business Day thereafter, commencing in June 2016.

Composition of the Trust Assets:

The Ginnie Mae Multifamily Certificates will consist of:

(i) 25 fixed rate Ginnie Mae Project Loan Certificates, which have an aggregate balance of approximately $238,086,592 as of the Cut-off Date and

(ii) 68 fixed rate Ginnie Mae Construction Loan Certificates, which have an aggregate balance of approximately $63,779,262 as of the Cut-off Date.

Certain Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans Underlying the Trust Assets(1):

The Ginnie Mae Multifamily Certificates and the related Mortgage Loans will have the following characteristics, aggregated on the basis of the applicable FHA insurance program or Section 538 Guarantee Program:

FHA Insurance Program/ Section 538 Guarantee Program	Principal Balance	Number of Trust Assets	Percent of Total Balance	Weighted Average Mortgage Interest Rate	Weighted Average Certificate Rate	Weighted Average Original Term to Maturity(2)(3) (in months)	Weighted Average Remaining Term to Maturity(3) (in months)	Weighted Average Period from Issuance(2) (in months)	Weighted Average Remaining Lockout Period (in months)	Weighted Average Total Remaining Lockout and Prepayment Penalty Period (in months)
207/223(f)	$ 192,160,867	15	63.66%	3.333%	3.081%	420	417	3	0	118
221(d)(4)	57,471,465	61	19.04	3.859	3.594	499	486	13	10	128
223(a)(7)/207/223(f)	28,573,059	1	9.47	3.950	3.700	421	419	2	0	120
232	6,894,697	5	2.28	4.066	3.792	485	476	8	7	123
232/223(f)	5,257,395	1	1.74	3.350	3.100	420	419	1	0	120
241(a)	3,903,967	5	1.29	3.856	3.598	384	380	3	4	124
223(f)/223(a)(7)	3,632,344	1	1.20	3.150	2.900	420	419	1	0	120
538	3,264,389	2	1.08	4.657	4.057	478	476	2	5	119
213	707,672	2	0.23	3.947	3.697	482	474	8	1	115
Total/Weighted Average	**$301,865,854**	**93**	**100.00%**	**3.529%**	**3.271%**	**437**	**432**	**5**	**2**	**120**

(1) As of May 1, 2016 (the "Cut-off Date"); includes Ginnie Mae Multifamily Certificates added to pay the Trustee Fee. Some of the columns may not foot due to rounding.
(2) Based on the issue date of the related Ginnie Mae Multifamily Certificate.
(3) Based on the assumption that each Ginnie Mae Construction Loan Certificate will convert to a Ginnie Mae Project Loan Certificate.

The information contained in this chart has been collected and summarized by the Sponsor based on publicly available information, including the disclosure documents for the Ginnie Mae Multifamily Certificates. See "The Ginnie Mae Multifamily Certificates — The Mortgage Loans" and Exhibit A to this Supplement.

Lockout Periods and Prepayment Penalties: Certain of the Mortgage Loans prohibit voluntary prepayments during specified lockout periods with remaining terms that range from 0 to 21 months. The Mortgage Loans have a weighted average remaining lockout period of approximately 2 months. Certain of the Mortgage Loans are insured under FHA insurance program Section 223(f), which, with respect to certain mortgage loans insured thereunder, prohibits prepayments for a period of five (5) years from the date of endorsement, regardless of any applicable lockout periods associated with such mortgage loans. The Mortgage Loans provide for payment of Prepayment Penalties during specified periods beginning on the applicable lockout period end date or, if no lockout period applies, the applicable Issue Date. In some circumstances FHA may permit an FHA-insured Mortgage Loan to be refinanced or prepaid without regard to any lockout, statutory prepayment prohibition or Prepayment Penalty provisions. *See "The Ginnie Mae Multifamily Certificates — Certain Additional Characteristics of the Mortgage Loans" and "Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans" in Exhibit A to this Supplement.* Prepayment Penalties received by the Trust will be allocated as described in this Supplement.

Issuance of Securities: The Securities, other than the Residual Securities, will initially be issued in book-entry form through the book-entry system of the U.S. Federal Reserve Banks (the "Fedwire Book-Entry System"). The Residual Securities will be issued in fully registered, certificated form. *See "Description of the Securities — Form of Securities" in this Supplement.*

Increased Minimum Denomination Class: Class IO. *See "Description of the Securities — Form of Securities" in this Supplement.*

Interest Rates: The Interest Rates for the Fixed Rate Classes are shown on the front cover of this Supplement.

The Weighted Average Coupon Classes (other than Class B) will bear interest during each Accrual Period at per annum Interest Rates based on the Weighted Average Certificate Rate of the Ginnie Mae Multifamily Certificates (the "WACR") as follows:

Class B is a Weighted Average Coupon Class that will bear interest during each Accrual Period at an equivalent annualized rate derived by aggregating the accrued interest on its related Components for that Accrual Period expressed as a percentage of its outstanding principal balance for that Accrual Period.

Class C will bear interest during each Accrual Period at a per annum rate equal to the lesser of 3.00000% and WACR.

Class IO will bear interest during each Accrual Period at a per annum rate equal to the product of (i) 102.307068813559% and (ii) WACR less the weighted average of the applicable Interest Rates for Classes A, AB, AC, AD, B and C for that Accrual Period, weighted based on the Class Principal Balance of each such Class for the related Distribution Date (before giving effect to any payments on such Distribution Date).

The Weighted Average Coupon Classes will bear interest during the initial Accrual Period at the following approximate Interest Rates:

Class	Approximate Initial Interest Rate
B	2.80000%
C	3.00000
IO	1.01616

Allocation of Principal: On each Distribution Date, a percentage of the Principal Distribution Amount will be applied to the Trustee Fee, and the remainder of the Principal Distribution Amount (the "Adjusted Principal Distribution Amount") will be allocated in the following order of priority:

1. Concurrently, until AD has been retired, as follows:
    a. 17.4219536757% in the following order of priority:
        i. To A, until retired
        ii. Concurrently, as follows:
            A. 84.0336134454% to B1, until retired
            B. 15.9663865546% to C
    b. 7.8885532058% sequentially, to AB and B2, in that order, until retired
    c. 33.0647868412% to AC, until retired, and then to C
    d. 2.1819402484% to B3, until retired
    e. 39.4427660289% to AD, until retired
2. To C, until retired

Allocation of Prepayment Penalties: On each Distribution Date, the Trustee will pay 100% of any Prepayment Penalties that are collected and passed through to the Trust to Class IO.

Notional Class: The Notional Class will not receive distributions of principal but has a Class Notional Balance for convenience in describing its entitlement to interest. The Class Notional Balance of the Notional Class represents the percentage indicated below of, and reduces to that extent with, the Class Principal Balances indicated:

Class	Original Class Notional Balance	Represents Approximately
IO	$295,000,000	97.7449565897% of A, AB, AC, AD, B and C (in the aggregate) (SEQ Classes)

Component Class: For purposes of calculating distributions of principal and interest, Class B is composed of multiple components having the designations and characteristics set forth below. Components are not separately transferable from the related Class of Securities.

Class	Components	Principal Type	Interest Type	Interest Rate	Original Principal Balance
B	B1	SEQ	WAC/DLY	(1)	$10,000,000
	B2	SEQ	WAC/DLY	(2)	3,500,000
	B3	SEQ	FIX	2.25%	6,500,000

(1) Component B1 will bear interest during each Accrual Period at a per annum rate equal to the lesser of 3.00000% and WACR. Component B1 will bear interest during the initial Accrual Period at 3.00000%.

(2) Component B2 will bear interest during each Accrual Period at a per annum rate equal to the lesser of 3.25000% and WACR. Component B2 will bear interest during the initial Accrual Period at 3.25000%.

Tax Status: Double REMIC Series. *See "Certain United States Federal Income Tax Consequences" in this Supplement and in the Multifamily Base Offering Circular.*

Regular and Residual Classes: Class RR is a Residual Class and represents the Residual Interest of the Issuing REMIC and the Pooling REMIC. All other Classes of REMIC Securities are Regular Classes.

RISK FACTORS

You should purchase securities only if you understand and are able to bear the associated risks. The risks applicable to your investment depend on the principal and interest type of your securities. This section highlights certain of these risks.

The rate of principal payments on the underlying mortgage loans will affect the rate of principal payments on your securities. The rate at which you will receive principal payments will depend largely on the rate of principal payments, including prepayments, on the mortgage loans underlying the related trust assets. Any historical data regarding mortgage loan prepayment rates may not be indicative of the rate of future prepayments on the underlying mortgage loans, and no assurances can be given about the rates at which the underlying mortgage loans will prepay. We expect the rate of principal payments on the underlying mortgage loans will vary. Generally, following any applicable lockout period, and upon payment of any applicable prepayment penalty, borrowers may prepay their mortgage loans at any time. However, borrowers cannot prepay certain mortgage loans insured under FHA insurance program Section 223(f) for a period of five (5) years from the date of endorsement, regardless of any applicable lockout periods associated with such mortgage loans. In addition, in the case of FHA-insured mortgage loans, borrowers may prepay their mortgage loans during a lockout period, or during any statutory prepayment prohibition period or without paying any applicable prepayment penalty with the approval of FHA.

In addition to voluntary prepayments, mortgage loans can be prepaid as a result of governmental mortgage insurance claim payments, loss mitigation arrangements, repurchases or liquidations of defaulted mortgage loans. Although under certain circumstances Ginnie Mae issuers have the option to repurchase defaulted mortgage loans from the related pool underlying a Ginnie Mae MBS certificate, they are not obligated to do so. Defaulted mortgage loans that remain in pools backing Ginnie Mae MBS certificates may be subject to governmental mortgage insurance claim payments, loss mitigation arrangements or foreclosure, which could have the same effect as voluntary prepayments on the cash flow available to pay the securities. No assurances can be given as to the timing or frequency of any governmental mortgage insurance claim payments, issuer repurchases, loss mitigation arrangements or foreclosure proceedings with respect to defaulted mortgage loans and the resulting effect on the timing or rate of principal payments on your securities.

The terms of the mortgage loans may be modified, among other things, to permit a partial release of the mortgaged property securing the related mortgage loan, to permit a pledge of all or part of such mortgaged property to secure additional debt of the related borrower, to provide for a cross default between the mortgage loan and such additional debt or to provide for additional collateral. Partial releases of security may allow the related borrower to sell the released property and generate proceeds that may be used to prepay the related mortgage loan in whole or in part. Such releases also may reduce the value of the remaining property. Modifications in connection with additional debt could adversely affect the security afforded to the existing mortgage loan by the mortgaged property and, even if the additional debt is subordinated to the existing mortgage loan, increase the likelihood of default on such mortgage loan by the related borrower. The amount of additional debt may exceed the amount of the existing debt secured by the related mortgage loan. Additional debt may include, but is not limited to, mortgage loans originated under FHA insurance program Section 241.

Rates of principal payments can reduce your yield. The yield on your securities probably will be lower than you expect if:

- you purchased your securities at a premium (interest only securities, for example) and principal payments are faster than you expected, or

- you purchased your securities at a discount and principal payments are slower than you expected.

In addition, if your securities are interest only securities or securities purchased at a significant premium, you could lose money on your investment if prepayments occur at a rapid rate.

Under certain circumstances, a Ginnie Mae issuer has the right to repurchase a defaulted mortgage loan from the related pool of mortgage loans underlying a particular Ginnie Mae MBS certificate, the effect of which would be comparable to a prepayment of such mortgage loan. At its option and without Ginnie Mae's prior consent, a Ginnie Mae issuer may repurchase any mortgage loan at an amount equal to par less any amounts previously advanced by such issuer in connection with its responsibilities as servicer of such mortgage loan to the extent that (i) in the case of a mortgage loan included in a pool of mortgage loans underlying a Ginnie Mae MBS certificate issued on or before December 1, 2002, such mortgage loan has been delinquent for four consecutive months, and at least one delinquent payment remains uncured or (ii) in the case of a mortgage loan included in a pool of mortgage loans underlying a Ginnie Mae MBS certificate issued on or after January 1, 2003, no payment has been made on such mortgage loan for three consecutive months. Any such repurchase will result in prepayment of the principal balance or reduction in the notional balance of the securities ultimately backed by such mortgage loan. No assurances can be given as to the timing or frequency of any such repurchases.

An investment in the securities is subject to significant reinvestment and extension risk. The rate of principal payments on your securities is uncertain. You may be unable to reinvest the payments on your securities at the same returns provided by the securities. Lower prevailing interest rates may result in an unexpected return of principal. In that interest rate climate, higher yielding reinvestment opportunities may be limited. Conversely, higher prevailing interest rates may result in slower returns of principal, and you may not be able to take advantage of higher yielding investment opportunities. The final payment on your security may occur much earlier than the final distribution date.

Defaults will increase the rate of prepayment. Lending on multifamily properties and nursing facilities is generally viewed as exposing the lender to a greater risk of loss than single-family lending. If a mortgagor defaults on a mortgage loan and the loan is subsequently foreclosed upon or assigned to FHA for FHA insurance benefits, or Rural Development for Section 538 guarantee benefits or otherwise liquidated, the effect would be comparable to a prepayment of the mortgage loan; however, no prepayment penalty would be received. Similarly, mortgage loans as to which there is a material breach of a representation may be purchased out of the trust without the payment of a prepayment penalty.

Extensions of the term to maturity of the Ginnie Mae construction loan certificates delay the payment of principal to the trust and will affect the yield to maturity on your securities. The extension of the term to maturity of any Ginnie Mae construction loan certificate will require the related Ginnie Mae issuer to obtain the consent of the contracted security purchaser, the entity bound under contract with the Ginnie Mae issuer to purchase all the Ginnie Mae construction loan certificates related to a particular multifamily project. However, each contracted security purchaser, on behalf of itself and all future holders of each Ginnie Mae construction loan certificate to be deposited into the trust with respect to which it is the contracted security purchaser and all related Ginnie Mae construction loan certificates (whether or not currently outstanding), has waived the right to withhold consent to any requests of the related Ginnie Mae issuer to extend the term to maturity of those Ginnie Mae construction loan certificates (provided that any such extension, when combined with previously granted extensions in respect of such Ginnie Mae construction loan certificates, would not extend the term to maturity beyond the term of the

underlying mortgage loan insured by FHA). This waiver effectively permits the related Ginnie Mae issuer to extend the maturity of the Ginnie Mae construction loan certificates in its sole discretion, subject only to the prior written approval of Ginnie Mae. A holder of a Ginnie Mae construction loan certificate is entitled only to interest at the specified interest rate on the outstanding principal balance of the Ginnie Mae construction loan certificate until the earliest of (1) the liquidation of the mortgage loan, (2) at the related Ginnie Mae issuer's option, either (a) the first Ginnie Mae certificate payment date of the Ginnie Mae project loan certificate following the conversion of the Ginnie Mae construction loan certificate or (b) the date of conversion of the Ginnie Mae construction loan certificate to a Ginnie Mae project loan certificate, and (3) the maturity date (as adjusted for any previously granted extensions) of the Ginnie Mae construction loan certificate. Any extension of the term to maturity may delay the commencement of principal payments to the trust and affect the yield on your securities.

The failure of a Ginnie Mae construction loan certificate to convert into a Ginnie Mae project loan certificate prior to its maturity date (as adjusted for any previously granted extensions), for any reason, will result in the full payment of the principal balance of the Ginnie Mae construction loan certificate on its maturity date and, accordingly, will affect the rate of prepayment. The Ginnie Mae construction loan certificate may fail to convert if the prerequisites for conversion outlined in Chapter 32 of the MBS Guide are not satisfied, including, but not limited to, (1) final endorsement by FHA of the underlying mortgage loan, (2) completion of the cost certification process, and (3) the delivery of supporting documentation including, among other things, the note or other evidence of indebtedness and assignments endorsed to Ginnie Mae. Upon maturity of the Ginnie Mae construction loan certificates, absent any extensions, the related Ginnie Mae issuer is obligated to pay to the holders of the Ginnie Mae construction loan certificates the outstanding principal amount. The payment of any Ginnie Mae construction loan certificate on the maturity date may affect the yield on your securities.

Any delay in the conversion of a Ginnie Mae construction loan certificate to a Ginnie Mae project loan certificate will delay the payment of principal on your securities. The conversion of a Ginnie Mae construction loan certificate to a Ginnie Mae project loan certificate can be delayed for a wide variety of reasons, including work stoppages, construction defects, inclement weather, completion of or delays in the cost certification process and changes in contractors, owners and architects related to the multifamily project. During any such delay, the trust will not be entitled to any principal payments that may have been made by the borrower on the related underlying mortgage loan. The distribution of any such principal payments will not occur until the earliest of (1) the liquidation of the mortgage loan, (2) at the related Ginnie Mae issuer's option, either (a) the first Ginnie Mae certificate payment date of the Ginnie Mae project loan certificate following the conversion of the Ginnie Mae construction loan certificate or (b) the date of conversion of the Ginnie Mae construction loan certificate to a Ginnie Mae project loan certificate, and (3) the maturity date (as adjusted for any previously granted extensions) of the Ginnie Mae construction loan certificate. However, the holders of the securities will not receive any such amounts until the next distribution date on the securities and will not be entitled to receive any interest on such amount.

The yield on securities that would benefit from a faster than expected payment of principal (such as securities purchased at a discount) may be adversely affected if the underlying mortgage loan begins to amortize prior to the conversion of a Ginnie Mae construction loan certificate to a Ginnie Mae project loan certificate. As holders of Ginnie Mae construction loan certificates are entitled only to interest, any scheduled payments of principal received with respect to the mortgage loans underlying the Ginnie Mae construction loan certificate will not be passed through to the trust. Any such amounts will be deposited into a

non-interest bearing, custodial account maintained by the related Ginnie Mae issuer and will be distributed to the trust (unless otherwise negotiated between the Ginnie Mae issuer and the contracted security purchaser) on the earliest of (1) the liquidation of the mortgage loan, (2) at the related Ginnie Mae issuer's option, either (a) the first Ginnie Mae certificate payment date of the Ginnie Mae project loan certificate following the conversion of the Ginnie Mae construction loan certificate or (b) the date of conversion of the Ginnie Mae construction loan certificate to a Ginnie Mae project loan certificate, and (3) the maturity date (as adjusted for any previously granted extensions) of the Ginnie Mae construction loan certificate. However, the holders of the securities will not receive any such amounts until the next distribution date on the securities and will not be entitled to receive any interest on such amount. The delay in payment of the scheduled principal may affect, perhaps significantly, the yield on those securities that would benefit from a higher than anticipated rate of prepayment of principal.

If the amount of the underlying mortgage loan at final endorsement by FHA is less than the aggregate principal amount of the Ginnie Mae construction loan certificates upon completion of the particular multifamily project, the Ginnie Mae construction loan certificates must be prepaid in the amount equal to the difference between the aggregate principal balance of the Ginnie Mae construction loan certificates and the principal balance of the Ginnie Mae project loan certificates issued upon conversion. The reduction in the underlying mortgage loan amount could occur as a result of the cost certification process that takes place prior to the conversion to a Ginnie Mae project loan certificate. In such a case, the rate of prepayment on your securities may be higher than expected.

Available information about the mortgage loans is limited. Generally, neither audited financial statements nor recent appraisals are available with respect to the mortgage loans, the mortgaged properties, or the operating revenues, expenses and values of the mortgaged properties. Certain default, delinquency and other information relevant to the likelihood of prepayment of the multifamily mortgage loans underlying the Ginnie Mae multifamily certificates is made generally available to the public and holders of the securities should consult such information. The scope of such information is limited, however, and accordingly, at a time when you might be buying or selling your securities, you may not be aware of matters that, if known, would affect the value of your securities.

FHA has authority to override lockouts and prepayment limitations. FHA insurance and certain mortgage loan and trust provisions may affect lockouts and the right to receive prepayment penalties. FHA may override any lockout, statutory prepayment prohibition or prepayment penalty provision with respect to the FHA-insured mortgage loans consistent with FHA policies and procedures.

With respect to certain mortgage loans insured under Section 223(f) of the Housing Act, under certain circumstances FHA lockout and prepayment limitations may be more stringent than otherwise provided for in the related note or other evidence of indebtedness. In addition to FHA's ability to override lockout or prepayment penalty provisions with respect to the FHA-insured mortgage loans as described above, investors should note that with respect to certain mortgage loans insured under Section 223(f) of the Housing Act, Section 223(f) provides, in relevant part, that the related note or other evidence of indebtedness cannot be prepaid for a period of five (5) years from the date of endorsement, unless prior written approval from FHA is obtained. In many instances with respect to such mortgage loans insured under Section 223(f), the related lender may have provided for a lockout period lasting for a term shorter than five (5) years. Therefore, investors should consider that any prepayment provisions following a lockout period that is shorter than five (5) years may not be effective if FHA approval is not obtained.

Holders entitled to prepayment penalties may not receive them. Prepayment penalties

received by the trustee will be distributed to Class IO as further described in this Supplement. Ginnie Mae, however, does not guarantee that mortgagors will in fact pay any prepayment penalties or that such prepayment penalties will be received by the trustee. Accordingly, holders of the class entitled to receive prepayment penalties will receive them only to the extent that the trustee receives them. Moreover, even if the trustee distributes prepayment penalties to the holders of that class, the additional amounts may not offset the reduction in yield caused by the corresponding prepayments.

The securities may not be a suitable investment for you. The securities, in particular, the component, interest only and residual classes, are not suitable investments for all investors. Only "accredited investors," as defined in Rule 501(a) of Regulation D of the Securities Act of 1933, who have substantial experience in mortgage-backed securities and are capable of understanding the risks should invest in the securities.

In addition, although the sponsor intends to make a market for the purchase and sale of the securities after their initial issuance, it has no obligation to do so. There is no assurance that a secondary market will develop, that any secondary market will continue, or that the price at which you can sell an investment in any class will enable you to realize a desired yield on that investment.

You will bear the market risks of your investment. The market values of the classes are likely to fluctuate. These fluctuations may be significant and could result in significant losses to you.

The secondary markets for mortgage-related securities have experienced periods of illiquidity and can be expected to do so in the future. Illiquidity can have a severely adverse effect on the prices of classes that are especially sensitive to prepayment or interest rate risk or that have been structured to meet the investment requirements of limited categories of investors.

The residual securities may experience significant adverse tax timing consequences. Accordingly, you are urged to consult tax advisors and to consider the after-tax effect of ownership of a residual security and the suitability of the residual securities to your investment objectives. *See "Certain United States Federal Income Tax Consequences" in this Supplement and in the Multifamily Base Offering Circular.*

You are encouraged to consult advisors regarding the financial, legal, tax and other aspects of an investment in the securities. You should not purchase the securities of any class unless you understand and are able to bear the prepayment, yield, liquidity and market risks associated with that class.

The actual prepayment rates of the underlying mortgage loans will affect the weighted average lives and yields of your securities. The yield and decrement tables in this supplement are based on assumed prepayment rates. It is highly unlikely that the underlying mortgage loans will prepay at any of the prepayment rates assumed in this supplement, or at any constant prepayment rate. As a result, the yields on your securities could be lower than you expected.

THE GINNIE MAE MULTIFAMILY CERTIFICATES

General

The Sponsor intends to acquire the Ginnie Mae Multifamily Certificates in privately negotiated transactions prior to the Closing Date and to sell them to the Trust according to the terms of a Trust Agreement between the Sponsor and the Trustee. The Sponsor will make certain representations and warranties with respect to the Ginnie Mae Multifamily Certificates.

The Ginnie Mae Multifamily Certificates

The Ginnie Mae Multifamily Certificates are guaranteed by Ginnie Mae pursuant to its Ginnie Mae I Program. Each Mortgage Loan underlying a Ginnie Mae Multifamily Certificate bears interest at a Mortgage Rate that is greater than the related Certificate Rate.

For each Mortgage Loan underlying a Ginnie Mae Multifamily Certificate, the difference between (a) the Mortgage Rate and (b) the related Certificate Rate is used to pay the servicer of the Mortgage Loan a monthly fee for servicing the Mortgage Loan and to pay Ginnie Mae a fee for its guarantee of the related Ginnie Mae Multifamily Certificate (together, the "Servicing and Guaranty Fee Rate"). The per annum rate used to calculate these fees for the Mortgage Loans in the Trust is shown on Exhibit A to this Supplement.

The Ginnie Mae Multifamily Certificates included in the Trust consist of (i) Ginnie Mae Construction Loan Certificates issued during the construction phase of a multifamily project, which are redeemable for Ginnie Mae Project Loan Certificates (the "Trust CLCs") and (ii) Ginnie Mae Project Loan Certificates deposited into the Trust on the Closing Date or issued upon conversion of a Trust CLC (collectively, the "Trust PLCs").

The Trust CLCs

Each Trust CLC is based on and backed by a single Mortgage Loan secured by a multifamily project under construction and insured by FHA pursuant to an FHA Insurance Program described under "FHA Insurance Programs" in this Supplement. Ginnie Mae Construction Loan Certificates are generally issued monthly by the related Ginnie Mae Issuer as construction progresses on the related multifamily project and as advances are insured by FHA. Prior to the issuance of Ginnie Mae Construction Loan Certificates, the Ginnie Mae Issuer must provide Ginnie Mae with supporting documentation regarding advances and disbursements on the Mortgage Loan and must satisfy the prerequisites for issuance as described in Chapter 32 of the MBS Guide. Each Ginnie Mae Construction Loan Certificate may be redeemed for a pro rata share of a Ginnie Mae Project Loan Certificate that bears the same interest rate as the Ginnie Mae Construction Loan Certificate.

The original maturity of a Ginnie Mae Construction Loan Certificate is at least 200% of the construction period anticipated by FHA for the multifamily project. The stated maturity of the Ginnie Mae Construction Loan Certificates may be extended after issuance at the request of the related Ginnie Mae Issuer with the prior written approval of Ginnie Mae. Prior to approving any extension request, Ginnie Mae requires that the Contracted Security Purchaser, the entity bound under contract with the related Ginnie Mae Issuer to purchase all of the Ginnie Mae Construction Loan Certificates related to a particular multifamily project, consent to the extension of the term to maturity. Each Contracted Security Purchaser of the Trust CLCs and of any previously issued or hereafter existing Ginnie Mae Construction Loan Certificates relating to the Trust CLCs identified in Exhibit A to this Supplement (the "Related CLCs"), has waived its right and the right of all future holders of the Related CLCs, including the Trustee, as the assignee of the Sponsor's rights in the Trust CLCs, to withhold consent to any extension requests with respect to Trust CLCs or Related CLCs for which it is the Contracted Security Purchaser, provided that the length of the extension does not, in combination with any previously granted extensions related thereto, exceed the term of the underlying Mortgage Loan insured by FHA. The waiver effected by each Contracted Security Purchaser will effectively permit the related Ginnie Mae Issuer to extend the maturity of the Ginnie Mae CLCs in its sole discretion, subject only to the prior written approval of Ginnie Mae.

Each Trust CLC will provide for the payment to the Trust of monthly payments of interest equal to a pro rata share of the interest payments on the underlying Mortgage Loan, less applicable servicing and

guaranty fees. The Trust will not be entitled to receive any payments of principal collected on the related Mortgage Loan as long as the Trust CLC is outstanding. During such period any prepayments and other recoveries of principal (other than proceeds from the liquidation of the Mortgage Loan) or any Prepayment Penalties on the underlying Mortgage Loan received by the Ginnie Mae Issuer will be deposited into a non-interest bearing escrow account (the "P&I Custodial Account"). Any such amounts will be held for distribution to the Trust (unless otherwise negotiated between the Ginnie Mae Issuer and the Contracted Security Purchaser) on the earliest of (i) the liquidation of the Mortgage Loan, (ii) at the related Ginnie Mae Issuer's option, either (a) the first Ginnie Mae Certificate Payment Date of the Ginnie Mae Project Loan Certificate following the conversion of the Ginnie Mae Construction Loan Certificate or (b) the date of conversion of the Ginnie Mae Construction Loan Certificate to a Ginnie Mae Project Loan Certificate, and (iii) the applicable Maturity Date. However, the Holders of the Securities will not receive any such amounts until the next Distribution Date and will not be entitled to receive any interest on such amounts.

At any time following the final endorsement of the underlying Mortgage Loan by FHA, prior to the Maturity Date and upon satisfaction of the prerequisites for conversion outlined in Chapter 32 of the MBS Guide, Ginnie Mae Construction Loan Certificates will be redeemed for Ginnie Mae Project Loan Certificates. The Ginnie Mae Project Loan Certificates will be issued at the identical interest rate as the Ginnie Mae Construction Loan Certificates. The aggregate principal amount of the Ginnie Mae Project Loan Certificates may be less than or equal to the aggregate amount of advances that has been disbursed and insured on the Mortgage Loan underlying the related Ginnie Mae Construction Loan Certificates. Any difference between the principal balance of the Ginnie Mae Construction Loan Certificates and the principal balance of the Ginnie Mae Project Loan Certificates issued at conversion will be disbursed to the holders of the Ginnie Mae Construction Loan Certificates as principal upon conversion.

The Trust PLCs

Each Trust PLC will be based on and backed by one or more multifamily Mortgage Loans with an original term to maturity of generally no more than 40 years.

Each Trust PLC will provide for the payment to the registered holder of that Trust PLC of monthly payments of principal and interest equal to the aggregate amount of the scheduled monthly principal and interest payments on the Mortgage Loans underlying that Trust PLC, less applicable servicing and guaranty fees. In addition, each such payment will include any prepayments and other unscheduled recoveries of principal of, and any Prepayment Penalties on, the underlying Mortgage Loans to the extent received by the Ginnie Mae Issuer during the month preceding the month of the payment.

The Mortgage Loans

Each Ginnie Mae Multifamily Certificate represents a beneficial interest in one or more Mortgage Loans.

Ninety-three (93) Mortgage Loans will underlie the Ginnie Mae Multifamily Certificates, which, as of the Cut-off Date, consist of twenty-five (25) Mortgage Loans that underlie the Trust PLCs (the "Trust PLC Mortgage Loans") and sixty-eight (68) Mortgage Loans that underlie the Trust CLCs (the "Trust CLC Mortgage Loans").

These Mortgage Loans have an aggregate balance of approximately $301,865,854 as of the Cut-off Date, after giving effect to all payments of principal due on or before that date, which consist of approximately $238,086,592 Trust PLC Mortgage Loans and approximately $63,779,262 Trust CLC Mortgage Loans.

The Mortgage Loans have, on a weighted average basis, the other characteristics set forth in the Terms Sheet under "Certain Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans Underlying the Trust Assets" and, on an individual basis, the characteristics described in Exhibit A to this Supplement. They also have the general characteristics described below. The Mortgage Loans consist of first lien and second lien, multifamily, fixed rate mortgage loans that are secured by a lien on the borrower's fee simple estate in a multifamily property consisting of five or more dwelling units or nursing facilities and guaranteed by Section 538 or insured by FHA or coinsured by FHA and the related mortgage lender. *See "The Ginnie Mae Multifamily Certificates — General" in the Multifamily Base Offering Circular.*

FHA Insurance Programs

FHA multifamily insurance programs generally are designed to assist private and public mortgagors in obtaining financing for the construction, purchase or rehabilitation of multifamily housing pursuant to the National Housing Act of 1934 (the "Housing Act"). Mortgage Loans are provided by FHA-approved institutions, which include mortgage banks, commercial banks, savings and loan associations, trust companies, insurance companies, pension funds, state and local housing finance agencies and certain other approved entities. Mortgage Loans insured under the programs described below will have such maturities and amortization features as FHA may approve, provided that generally the minimum mortgage loan term will be at least ten years and the maximum mortgage loan term will not exceed the lesser of 40 years and 75 percent of the estimated remaining economic life of the improvements on the mortgaged property. Tenant eligibility for FHA-insured projects generally is not restricted by income, except for projects as to which rental subsidies are made available with respect to some or all the units therein or to specified tenants.

The following is a summary of the various FHA insurance programs under which certain of the Mortgage Loans are insured. To the extent a Mortgage Loan is insured under multiple FHA insurance programs, you should read each applicable FHA insurance program description.

Section 207 (Mortgage Insurance for Multifamily Housing). Section 207 of the Housing Act provides for federal insurance of mortgage loans originated by FHA-approved lenders in connection with the construction or substantial rehabilitation of multifamily housing projects, which includes manufactured home parks.

Section 213 (Cooperative Housing Projects). Section 213 of the Housing Act provides for FHA insurance of mortgage loans on cooperative housing projects. Section 213 mortgage insurance enables nonprofit cooperative ownership housing corporations or trusts to develop or sponsor housing projects that will be operated as cooperatives. By using Section 213 insurance, investors can construct or rehabilitate multifamily housing that will be sold to such nonprofit corporations or trusts.

Section 221(d) (Housing for Moderate Income and Displaced Families). Section 221(d)(4) of the Housing Act provides for mortgage insurance to assist private industry in the construction or substantial rehabilitation of rental and cooperative housing for low- and moderate-income families and families that have been displaced as a result of urban renewal, governmental actions or disaster.

Section 223(a)(7) (Refinancing of FHA-Insured Mortgages). Section 223(a)(7) of the Housing Act permits FHA to refinance existing insured mortgage loans under any section or title of the Housing Act. Such refinancing results in prepayment of the existing insured mortgage. The new, refinanced mortgage loan is limited to the original principal amount of the existing mortgage loan and the unexpired term of the existing mortgage loan plus 12 years.

Section 223(f) (Purchase or Refinancing of Existing Projects). Section 223(f) of the Housing Act provides for federal insurance of mortgage loans originated by FHA-approved lenders in connection with the purchase or refinancing of existing multifamily housing complexes, hospitals and nursing homes that do not require substantial rehabilitation. The principal objective of the Section 223(f) program is to permit the refinancing of mortgage loans to provide for a lower debt service or the purchase of existing properties in order to preserve an adequate supply of affordable rental housing. Such projects may have been financed originally with conventional or FHA-insured mortgage loans.

Section 232 (Mortgage Insurance for Nursing Homes, Immediate Care Facilities and Board and Care Homes). Section 232 of the Housing Act provides for FHA insurance of private construction mortgage loans to finance new or rehabilitated nursing homes, intermediate care facilities, board and care homes, assisted living for the frail or elderly or allowable combinations thereof, including equipment to be used in their operation. Section 232 also provides for supplemental loans to finance the purchase and installation of fire safety equipment in these facilities.

Section 241 (Supplemental Loans for Multifamily Projects). Section 241(a) of the Housing Act provides for FHA insurance to finance property improvements, energy-conserving improvements, supplemental increases or additions to any FHA-insured multifamily loan. The overall purpose of the Section 241 loan program is to provide a project with a means to remain competitive, to extend its economic life and to finance the replacement of obsolete equipment without the refinancing of the existing mortgage.

Section 538 Guarantee Program

The Section 538 Guaranteed Rural Rental Housing Program ("Section 538") is under the United States Department of Agriculture Rural Development ("Rural Development"). *See "The Ginnie Mae Multifamily Certificates — Section 538 Guarantee Program" in the Multifamily Base Offering Circular.*

The following is a summary of Section 538 under which certain of the Mortgage Loans are guaranteed.

Section 538. Section 538 was established pursuant to Title V of the Housing Act. Section 538 is designed to increase the supply of affordable rural rental housing, through the use of loan guarantees that encourage partnerships between Rural Development, private lenders and public agencies.

Certain Additional Characteristics of the Mortgage Loans

Mortgage Rates; Calculations of Interest. The Mortgage Loans bear interest at Mortgage Rates that will remain fixed for their remaining terms. All of the Mortgage Loans accrue interest on the basis of a 360-day year consisting of twelve 30-day months. *See "Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans" in Exhibit A to this Supplement.*

Due Dates. Monthly payments on the Mortgage Loans are due on the first day of each month.

Amortization. The Trust PLC Mortgage Loans are generally fully-amortizing over their remaining terms to stated maturity. However, certain of the Trust PLC Mortgage Loans may amortize based on their contractual payments to stated maturity, at which time the unpaid principal balance plus accrued interest thereon is due.

Ten of the Trust CLC Mortgage Loans have begun to amortize as of the Cut-off Date. It is expected that five of the Trust CLC Mortgage Loans will begin to amortize beginning in June 2016.

However, regardless of the scheduled amortization of Trust CLC Mortgage Loans, the Trust will not be entitled to receive any principal payments with respect to any Trust CLC Mortgage Loans until the earliest of (i) the liquidation of the Mortgage Loan, (ii) at the related Ginnie Mae Issuer's option, either (a) the first Ginnie Mae Certificate Payment Date of the Ginnie Mae Project Loan Certificate following the conversion of the Ginnie Mae Construction Loan Certificate or (b) the date of conversion of the Ginnie Mae Construction Loan Certificate to a Ginnie Mae Project Loan Certificate, and (iii) the applicable Maturity Date. The Ginnie Mae Issuer will deposit any principal payments that it receives in connection with any Trust CLC into the related P&I Custodial Account. The Trust will not be entitled to recover any interest thereon.

Certain of the Mortgage Loans may provide that, if the related borrower makes a partial principal prepayment, such borrower will not be in default if it fails to make any subsequent scheduled payment of principal provided that such borrower continues to pay interest in a timely manner and the unpaid principal balance of such Mortgage Loan at the time of such failure is at or below what it would otherwise be in accordance with its amortization schedule if such partial principal prepayment had not been made. Under certain circumstances, the Mortgage Loans also permit the reamortization thereof if prepayments are received as a result of condemnation or insurance payments with respect to the related Mortgaged Property.

Level Payments. Although the Mortgage Loans (other than the Mortgage Loans designated by Pool Numbers AQ7872, AK0959, AD7894, AL4711 and AL7609) currently have amortization schedules that provide for level monthly payments, the amortization schedules of substantially all of the FHA-insured Mortgage Loans are subject to change upon the approval of FHA that may result in non-level payments.

In the case of Pool Number AQ7872, the principal and interest payment scheduled to be made on the first business day of each month is as follows:

From June 2016 through, and including, December 2031	$15,867.79
From January 2032 through, and including March 2051	$14,463.69
In April 2051	The remaining balance of all unpaid principal plus accrued interest thereon.

In the case of Pool Number AK0959, the principal and interest payment scheduled to be made on the first business day of each month is as follows:

From June 2016 through, and including, November 2016	$2,047.84 (interest only)
From December 2016 through, and including, September 2039	$2,597.36
From October 2039 through, and including October 2056	$2,478.38
In November 2056	The remaining balance of all unpaid principal plus accrued interest thereon.

In the case of Pool Number AD7894, the principal and interest payment scheduled to be made on the first business day of each month is as follows:

From June 2016 through, and including, May 2036	$3,142.71
From June 2036 through, and including, April 2056	$2,614.54
In May 2056	The remaining balance of all unpaid principal plus accrued interest thereon.

In the case of Pool Number AL4711, the principal and interest payment scheduled to be made on the first business day of each month is as follows:

From June 2016 through, and including, August 2016	$465.00 (interest only)
From September 2016 through, and including, August 2046	$628.04
From September 2046 through, and including, July 2056	$422.91
In August 2056	The remaining balance of all unpaid principal plus accrued interest thereon.

In the case of Pool Number AL7609, the principal and interest payment scheduled to be made on the first business day of each month is as follows:

From June 2016 through, and including, September 2016	$3,266.39 (interest only)
From October 2016 through, and including, September 2028	$4,354.47
From October 2028 through, and including, August 2056	$4,033.00
In September 2056	The remaining balance of all unpaid principal plus accrued interest thereon.

Furthermore, in the absence of a change in the amortization schedule of the Mortgage Loans, Mortgage Loans that provide for level monthly payments may still receive non-level payments as a result of the fact that, at any time:

- FHA may permit any FHA-insured Mortgage Loan to be refinanced or prepaid in whole or in part without regard to any lockout period, statutory prepayment prohibition period or Prepayment Penalty; and
- condemnation of, or occurrence of a casualty loss on, the Mortgaged Property securing any Mortgage Loan or the acceleration of payments due under any Mortgage Loan by reason of a default may result in prepayment.

"Due-on-Sale" Provisions. The Mortgage Loans do not contain "due-on-sale" clauses restricting sale or other transfer of the related Mortgaged Property. Any transfer of the Mortgaged Property is subject to HUD review and approval under the terms of HUD's Regulatory Agreement with the owner, which is incorporated by reference into the mortgage.

Prepayment Restrictions. Certain of the Mortgage Loans have lockout provisions that prohibit voluntary prepayment for a number of years following origination. These Mortgage Loans have remaining lockout terms that range from 0 to 21 months. The Mortgage Loans have a weighted average remaining lockout term of approximately 2 months. Certain of the Mortgage Loans are insured under FHA insurance program Section 223(f) which, with respect to certain mortgage loans insured thereunder, prohibits prepayments for a period of five (5) years from the date of endorsement, regardless of any applicable lockout periods associated with such mortgage loans. The enforceability of these lockout provisions under certain state laws is unclear.

The Mortgage Loans have a period (a "Prepayment Penalty Period") during which voluntary prepayments must be accompanied by a prepayment penalty equal to a specified percentage of the principal amount of the Mortgage Loan being prepaid (each, a "Prepayment Penalty"). Each Prepayment Penalty Period will follow the termination of the applicable lockout period or, if no lockout period applies, the applicable Issue Date. *See "Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans" in Exhibit A to this Supplement.*

Exhibit A to this Supplement sets forth, for each Mortgage Loan, as applicable, a description of the related Prepayment Penalty, the period during which the Prepayment Penalty applies and the first month in which the borrower may prepay the Mortgage Loan.

Notwithstanding the foregoing, FHA guidelines require all of the FHA-insured Mortgage Loans to include a provision that allows FHA to override any lockout and/or Prepayment Penalty provisions in accordance with FHA policies and procedures. Additionally, FHA may permit an FHA-insured Mortgage Loan to be prepaid in whole or in part without regard to any statutory or contractual prepayment prohibition period in accordance with FHA policies and procedures.

Notwithstanding the foregoing, the Trust will not be entitled to receive any principal prepayments or any applicable Prepayment Penalties with respect to the Trust CLC Mortgage Loans until the earliest of (i) the liquidation of such Mortgage Loans, (ii) at the related Ginnie Mae Issuer's option, either (a) the first Ginnie Mae Certificate Payment Date of the Ginnie Mae Project Loan Certificate following the conversion of the Ginnie Mae Construction Loan Certificate or (b) the date of conversion of the Ginnie Mae Construction Loan Certificate to a Ginnie Mae Project Loan Certificate, and (iii) the applicable Maturity Date. However, the Holders of the Securities will not receive any such amounts until the next Distribution Date and will not be entitled to receive any interest on such amount.

Coinsurance. Certain of the Mortgage Loans may be federally insured under FHA coinsurance programs that provide for the retention by the mortgage lender of a portion of the mortgage insurance risk that otherwise would be assumed by FHA under the applicable FHA insurance program. As part of such coinsurance programs, FHA delegates to mortgage lenders approved by FHA for participation in such coinsurance programs certain underwriting functions generally performed by FHA. Accordingly, there can be no assurance that such mortgage loans were underwritten in conformity with FHA underwriting guidelines applicable to mortgage loans that were solely federally insured or that the default risk with respect to coinsured mortgage loans is comparable to that of FHA-insured mortgage loans generally. As a result, there can be no assurance that the likelihood of future default or the rate of prepayment on coinsured Mortgage Loans will be comparable to that of FHA-insured mortgage loans generally.

The Trustee Fee

On each Distribution Date, the Trustee will retain a fixed percentage of all principal and interest distributions received on the Trust Assets in payment of the Trustee Fee.

GINNIE MAE GUARANTY

The Government National Mortgage Association ("Ginnie Mae"), a wholly-owned corporate instrumentality of the United States of America within HUD, guarantees the timely payment of principal and interest on the Securities. The General Counsel of HUD has provided an opinion to the effect that Ginnie Mae has the authority to guarantee multiclass securities and that Ginnie Mae guaranties will constitute general obligations of the United States, for which the full faith and credit of the United States is pledged. *See "Ginnie Mae Guaranty" in the Multifamily Base Offering Circular.* Ginnie Mae does not guarantee the payment of any Prepayment Penalties.

DESCRIPTION OF THE SECURITIES

General

The description of the Securities contained in this Supplement is not complete and is subject to, and is qualified in its entirety by reference to, all of the provisions of the Trust Agreement. *See "Description of the Securities" in the Multifamily Base Offering Circular.*

Form of Securities

Each Class of Securities other than the Residual Securities initially will be issued and maintained in book-entry form and may be transferred only on the Fedwire Book-Entry System. Beneficial Owners of Book-Entry Securities will ordinarily hold these Securities through one or more financial intermediaries, such as banks, brokerage firms and securities clearing organizations that are eligible to maintain book-entry accounts on the Fedwire Book-Entry System. By request accompanied by the payment of a transfer fee of $25,000 per Certificated Security to be issued, a Beneficial Owner may receive a Regular Security in certificated form.

The Residual Securities will not be issued in book-entry form but will be issued in fully registered, certificated form and may be transferred or exchanged, subject to the transfer restrictions applicable to Residual Securities set forth in the Trust Agreement, at the Corporate Trust Office of the Trustee located at Wells Fargo Bank, N.A., 150 East 42nd Street, 40th Floor, New York, NY 10017, Attention: Trust Administrator Ginnie Mae 2016-065. *See "Description of the Securities — Forms of Securities; Book-Entry Procedures" in the Multifamily Base Offering Circular.*

Each Class (other than the Increased Minimum Denomination Class) will be issued in minimum dollar denominations of initial principal balance of $1,000 and integral multiples of $1 in excess of $1,000. The Increased Minimum Denomination Class will be issued in minimum denominations that equal $100,000 in initial notional balance.

Distributions

Distributions on the Securities will be made on each Distribution Date, as specified under "Terms Sheet — Distribution Date" in this Supplement. On each Distribution Date for a Security, or in the case of the Certificated Securities, on the first Business Day after the related Distribution Date, the Distribution Amount will be distributed to the Holders of record as of the related Record Date. Beneficial Owners of Book-Entry Securities will receive distributions through credits to accounts maintained for their benefit on the books and records of the appropriate financial intermediaries. Holders of Certificated Securities will receive distributions by check or, subject to the restrictions set forth in the Multifamily Base Offering Circular, by wire transfer. *See "Description of the Securities — Distributions" and "— Method of Distributions" in the Multifamily Base Offering Circular.*

Interest Distributions

The Interest Distribution Amount will be distributed on each Distribution Date to the Holders of all Classes of Securities entitled to distributions of interest.

- Interest will be calculated on the basis of a 360-day year consisting of twelve 30-day months.
- Interest distributable on any Class for any Distribution Date will consist of 30 days' interest on its Class Principal Balance (or Class Notional Balance) as of the related Record Date.
- Investors can calculate the amount of interest to be distributed on each Class of Securities for any Distribution Date by using the Class Factors published in the preceding month. *See "— Class Factors" below.*

Categories of Classes and Components

For purposes of interest distributions, the Classes will be categorized as shown under "Interest Type" on the front cover of this Supplement, and Components will be categorized as shown under "Terms Sheet — Component Class" in this Supplement. The abbreviations used in this Supplement to describe the interest entitlements of the Classes and Components are explained under "Class Types" in Appendix I to the Multifamily Base Offering Circular.

Accrual Period

The Accrual Period for each Regular Class is the calendar month preceding the related Distribution Date.

Fixed Rate Classes

The Fixed Rate Classes will bear interest at the per annum Interest Rates shown on the front cover of this Supplement.

Weighted Average Coupon Classes

The Weighted Average Coupon Classes will bear interest at per annum Interest Rates as shown under "Terms Sheet — Interest Rates" in this Supplement.

The Trustee's calculation of the Interest Rates will be final except in the case of clear error. Investors can obtain Interest Rates for the current and preceding Accrual Periods from Ginnie Mae's Multiclass Securities e-Access located on Ginnie Mae's website ("e-Access") or by calling the Information Agent at (800) 234-GNMA.

Principal Distributions

The Adjusted Principal Distribution Amount will be distributed to the Holders entitled thereto as described above under "Terms Sheet — Allocation of Principal" in this Supplement.

Investors can calculate the amount of principal to be distributed with respect to any Distribution Date by using the Class Factors published in the preceding and current months. *See "— Class Factors" below.*

Categories of Classes and Components

For purposes of principal distributions, the Classes will be categorized as shown under "Principal Type" on the front cover of this Supplement, and Components will be categorized as shown under "Terms Sheet — Component Class" in this Supplement. The abbreviations used in this Supplement to describe the principal entitlements of the Classes and Components are explained under "Class Types" in Appendix I to the Multifamily Base Offering Circular.

Component Class

Class B is a Component Class and has Components with the designations and characteristics shown under "Terms Sheet — Component Class" in this Supplement. Components will not be separately issued or transferable.

Notional Class

The Notional Class will not receive principal distributions. For convenience in describing interest distributions, the Notional Class will have the original Class Notional Balance shown on the front cover of this Supplement. The Class Notional Balance will be reduced as shown under "Terms Sheet — Notional Class" in this Supplement.

Prepayment Penalty Distributions

The Trustee will distribute any Prepayment Penalties that are received by the Trust during the related interest Accrual Period as described in "Terms Sheet — Allocation of Prepayment Penalties" in this Supplement.

Residual Securities

The Class RR Securities will represent the beneficial ownership of the Residual Interest in the Issuing REMIC and the beneficial ownership of the Residual Interest in the Pooling REMIC, as described in "Certain United States Federal Income Tax Consequences" in the Multifamily Base Offering Circular. The Class RR Securities have no Class Principal Balance and do not accrue interest. The Class RR Securities will be entitled to receive the proceeds of the disposition of any assets remaining in the Trust REMICs after the Class Principal Balance or Class Notional Balance of each Class of Regular Securities has been reduced to zero. However, any remaining proceeds are not likely to be significant. The Residual Securities may not be transferred to a Plan Investor, a Non-U.S. Person or a Disqualified Organization.

Class Factors

The Trustee will calculate and make available for each Class of Securities, no later than the day preceding the Distribution Date, the factor (carried out to eight decimal places) that when multiplied by the Original Class Principal Balance (or original Class Notional Balance) of that Class, determines the Class Principal Balance (or Class Notional Balance) after giving effect to the distribution of principal to be made on the Securities or any reduction of Class Notional Balance on that Distribution Date (each, a "Class Factor").

- The Class Factor for any Class of Securities for each month following the issuance of the Securities will reflect its remaining Class Principal Balance (or Class Notional Balance) after giving effect to any principal distribution to be made or any reduction of Class Notional Balance on the Distribution Date occurring in that month.
- The Class Factor for each Class for the month of issuance is 1.00000000.
- Based on the Class Factors published in the preceding and current months (and Interest Rates), investors in any Class can calculate the amount of principal and interest to be distributed to that Class on the Distribution Date in the current month.
- Investors may obtain current Class Factors on e-Access.

See "Description of the Securities — Distributions" in the Multifamily Base Offering Circular.

Termination

The Trustee, at its option, may purchase or cause the sale of the Trust Assets and thereby terminate the Trust on any Distribution Date on which the aggregate of the Class Principal Balances of the Securities is less than 1% of the aggregate Original Class Principal Balances of the Securities. On any Distribution Date upon the Trustee's determination that the REMIC status of any Trust REMIC has been lost or that a substantial risk exists that this status will be lost for the then current taxable year, the Trustee will terminate the Trust and retire the Securities.

Upon any termination of the Trust, the Holder of any outstanding Security (other than a Residual or Notional Class Security) will be entitled to receive that Holder's allocable share of the Class Principal Balance of that Class plus any accrued and unpaid interest thereon at the applicable Interest Rate, and any Holder of any outstanding Notional Class Security will be entitled to receive that Holder's allocable share of any accrued and unpaid interest thereon at the applicable Interest Rate. The Residual Holders will be entitled to their pro rata share of any assets remaining in the Trust REMICs after payment in full of the amounts described in the foregoing sentence. However, any remaining assets are not likely to be significant.

YIELD, MATURITY AND PREPAYMENT CONSIDERATIONS

General

The prepayment experience of the Mortgage Loans will affect the Weighted Average Lives of and the yields realized by investors in the Securities.

- Mortgage Loan principal payments may be in the form of scheduled or unscheduled amortization.
- The terms of each Mortgage Loan provide that, following any applicable lockout period, and upon payment of any applicable Prepayment Penalty, the Mortgage Loan may be voluntarily prepaid in whole or in part.
- In addition, in some circumstances FHA may permit an FHA-insured Mortgage Loan to be refinanced or prepaid without regard to any lockout, statutory prepayment prohibition or Prepayment Penalty provisions. *See "Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans" in Exhibit A to this Supplement.*
- The condemnation of, or occurrence of a casualty loss on, the Mortgaged Property securing any Mortgage Loan or the acceleration of payments due under the Mortgage Loan by reason of default may also result in a prepayment at any time.

Mortgage Loan prepayment rates are likely to fluctuate over time. No representation is made as to the expected Weighted Average Lives of the Securities or the percentage of the original unpaid principal balance of the Mortgage Loans that will be paid to Holders at any particular time. A number of factors may influence the prepayment rate.

- While some prepayments occur randomly, the payment behavior of the Mortgage Loans may be influenced by a variety of economic, tax, geographic, demographic, legal and other factors.
- These factors may include the age, geographic distribution and payment terms of the Mortgage Loans; remaining depreciable lives of the underlying properties; characteristics of the borrowers; amount of the borrowers' equity; the availability of mortgage financing; in a fluctuating interest rate environment, the difference between the interest rates on the Mortgage Loans and prevailing mortgage interest rates; the extent to which the Mortgage Loans are assumed or refinanced or the underlying properties are sold or conveyed; changes in local industry and population as they affect vacancy rates; population migration; and the attractiveness of other investment alternatives.
- These factors may also include the application of (or override by FHA of) lockout periods, statutory prepayment prohibition periods or the assessment of Prepayment Penalties. *For a more detailed description of the lockout and Prepayment Penalty provisions of the Mortgage Loans, see "Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans" in Exhibit A to this Supplement.*

No representation is made concerning the particular effect that any of these or other factors may have on the prepayment behavior of the Mortgage Loans. The relative contribution of these or other factors may vary over time.

Notwithstanding the foregoing, the Trust will not be entitled to receive any principal prepayments or any applicable Prepayment Penalties with respect to the Trust CLC Mortgage Loans until the earliest of (i) the liquidation of such Mortgage Loans, (ii) at the related Ginnie Mae Issuer's option, either (a) the first Ginnie Mae Certificate Payment Date of the Ginnie Mae Project Loan Certificate following the conversion of the Ginnie Mae Construction Loan Certificate or (b) the date of conversion of the Ginnie Mae Construction Loan Certificate to a Ginnie Mae Project Loan Certificate, and (iii) the applicable Maturity

Date. However, the Holders of the Securities will not receive any such amounts until the next Distribution Date and will not be entitled to receive any interest on such amounts.

In addition, following any Mortgage Loan default and the subsequent liquidation of the underlying Mortgaged Property, the principal balance of the Mortgage Loan will be distributed through a combination of liquidation proceeds, advances from the related Ginnie Mae Issuer and, to the extent necessary, proceeds of Ginnie Mae's guaranty of the Ginnie Mae Multifamily Certificates.

- As a result, defaults experienced on the Mortgage Loans will accelerate the distribution of principal of the Securities.
- Under certain circumstances, the Trustee has the option to purchase the Trust Assets, thereby effecting early retirement of the Securities. *See "Description of the Securities — Termination" in this Supplement.*

The terms of the Mortgage Loans may be modified to permit, among other things, a partial release of security, which releases a portion of the mortgaged property from the lien securing the related Mortgage Loan. Partial releases of security may allow the related borrower to sell the released property and generate proceeds that may be used to prepay the related Mortgage Loan in whole or in part.

Assumability

Each Mortgage Loan may be assumed, subject to HUD review and approval, upon the sale of the related Mortgaged Property. *See "Yield, Maturity and Prepayment Considerations — Assumability of Mortgage Loans" in the Multifamily Base Offering Circular.*

Final Distribution Date

The Final Distribution Date for each Class, which is set forth on the front cover of this Supplement, is the latest date on which the related Class Principal Balance or Class Notional Balance will be reduced to zero.

- The actual retirement of any Class may occur earlier than its Final Distribution Date.
- According to the terms of the Ginnie Mae Guaranty, Ginnie Mae will guarantee payment in full of the Class Principal Balance of each Class of Securities no later than its Final Distribution Date.

Modeling Assumptions

Unless otherwise indicated, the tables that follow have been prepared on the basis of the following assumptions (the "Modeling Assumptions"), among others:

1. The Mortgage Loans underlying the Trust Assets have the characteristics shown under "Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans" in Exhibit A to this Supplement.

2. There are no voluntary prepayments during any lockout period. With respect to Mortgage Loans insured under FHA insurance program Section 223(f), FHA approves prepayments made by borrowers after any applicable lockout period expires to the extent that any statutory prepayment prohibition period applies.

3. There are no prepayments on any Trust CLC.

4. With respect to each Trust PLC, the Mortgage Loans prepay at 100% PLD (as defined under "— Prepayment Assumptions" in this Supplement) and, beginning on the applicable Lockout End Date or, to the extent that no lockout period applies or the remaining lockout period is 0, the Closing Date, at the constant percentages of CPR (described below) shown in the related table.

5. The Issue Date, Lockout End Date and Prepayment Penalty End Date of each Ginnie Mae Multifamily Certificate is the first day of the month indicated on Exhibit A.

6. Distributions on the Securities, including all distributions of prepayments on the Mortgage Loans, are always received on the 16th day of the month, whether or not a Business Day, commencing in June 2016.

7. One hundred percent (100%) of the Prepayment Penalties are received by the Trustee and distributed to Class IO.

8. A termination of the Trust does not occur.

9. The Closing Date for the Securities is May 27, 2016.

10. No expenses or fees are paid by the Trust other than the Trustee Fee, which is paid as described under "The Ginnie Mae Multifamily Certificates — The Trustee Fee" in this Supplement.

11. Each Trust CLC converts to a Trust PLC on the date on which amortization payments are scheduled to begin on the related Mortgage Loan.

12. There are no modifications or waivers with respect to any terms including lockout periods and prepayment periods.

When reading the tables and the related text, investors should bear in mind that the Modeling Assumptions, like any other stated assumptions, are unlikely to be entirely consistent with actual experience.

- For example, many Distribution Dates will occur on the first Business Day after the 16th day of the month, prepayments may not occur during the Prepayment Penalty Period, and the Trustee may cause a termination of the Trust as described under "Description of the Securities — Termination" in this Supplement.
- In addition, distributions on the Securities are based on Certificate Factors, Corrected Certificate Factors, and Calculated Certificate Factors, if applicable, which may not reflect actual receipts on the Trust Assets.

See "Description of the Securities — Distributions" in the Multifamily Base Offering Circular.

Prepayment Assumptions

Prepayments of mortgage loans are commonly measured by a prepayment standard or model. One of the models used in this Supplement is the constant prepayment rate ("CPR") model, which represents an assumed constant rate of voluntary prepayment each month relative to the then outstanding principal balance of the Mortgage Loans underlying any Trust PLC to which the model is applied. *See "Yield, Maturity and Prepayment Considerations — Prepayment Assumption Models" in the Multifamily Base Offering Circular.*

In addition, this Supplement uses another model to measure involuntary prepayments. This model is the Project Loan Default or PLD model provided by the Sponsor. The PLD model represents an assumed rate of involuntary prepayments each month as specified in the table below (the "PLD Model Rates"), in each case expressed as a per annum percentage of the then-outstanding principal balance of each of the Mortgage Loans underlying any Trust PLC in relation to its loan age. For example, 0% PLD represents 0% of such assumed rate of involuntary prepayments; 50% PLD represents 50% of such assumed rate of involuntary prepayments; 100% PLD represents 100% of such assumed rate of involuntary prepayments; and so forth.

The following PLD model table was prepared on the basis of 100% PLD. Ginnie Mae had no part in the development of the PLD model and makes no representation as to the accuracy or reliability of the PLD model.

Project Loan Default	
Mortgage Loan Age (in months)(1)	**Involuntary Prepayment Default Rate(2)**
1-12	1.30%
13-24	2.47
25-36	2.51
37-48	2.20
49-60	2.13
61-72	1.46
73-84	1.26
85-96	0.80
97-108	0.57
109-168	0.50
169-240	0.25
241-maturity	0.00

(1) For purposes of the PLD model, Mortgage Loan Age means the number of months elapsed since the Issue Date indicated on Exhibit A. In the case of any Trust CLC Mortgage Loans, the Mortgage Loan Age is the number of months that have elapsed after the expiration of the Remaining Interest Only Period indicated on Exhibit A.

(2) Assumes that involuntary prepayments start immediately.

The decrement tables set forth below are based on the assumption that the Trust PLC Mortgage Loans prepay at the indicated percentages of CPR (the "CPR Prepayment Assumption Rates") and 100% PLD and that the Trust CLC Mortgage Loans prepay at 0% CPR and 0% PLD until the Trust CLCs convert to Ginnie Mae Project Loan Certificates, after which they prepay at the CPR Prepayment Assumption Rates and 100% PLD. **It is unlikely that the Mortgage Loans will prepay at any of the CPR Prepayment Assumption Rates or PLD Model Rates, and the timing of changes in the rate of prepayments actually experienced on the Mortgage Loans is unlikely to follow the pattern described for the CPR Prepayment Assumption Rates or PLD Model Rates.**

Decrement Tables

The decrement tables set forth below illustrate the percentage of the Original Class Principal Balance (or, in the case of the Notional Class, the original Class Notional Balance) that would remain outstanding following the distribution made each specified month for each Regular Class, based on the assumption that the Trust PLC Mortgage Loans prepay at the CPR Prepayment Assumption Rates and 100% PLD and the Trust CLC Mortgage Loans prepay at 0% CPR and 0% PLD until the Trust CLCs convert to Ginnie Mae Project Loan Certificates, after which they prepay at the CPR Prepayment Assumption Rates and 100% PLD. The percentages set forth in the following decrement tables have been rounded to the nearest whole percentage (including rounding down to zero).

The decrement tables also indicate the Weighted Average Life of each Class under each CPR Prepayment Assumption Rate and the PLD percentage rates indicated above for the Trust PLC Mortgage Loans and the Trust CLC Mortgage Loans. The Weighted Average Life of each Class is calculated by:

(a) multiplying the net reduction, if any, of the Class Principal Balance (or the net reduction of the Class Notional Balance, in the case of the Notional Class) from one Distribution Date to the

next Distribution Date by the number of years from the date of issuance thereof to the related Distribution Date,

(b) summing the results, and

(c) dividing the sum by the aggregate amount of the assumed net reductions in principal balance or notional balance, as applicable, referred to in clause (a).

The Weighted Average Lives are likely to vary, perhaps significantly, from those set forth in the tables below due to the differences between the actual rate of prepayments on the Mortgage Loans underlying the Ginnie Mae Multifamily Certificates and the Modeling Assumptions.

The information shown for the Notional Class is for illustrative purposes only, as a Notional Class is not entitled to distributions of principal and has no Weighted Average Life. The Weighted Average Life shown for the Notional Class has been calculated on the assumption that a reduction in the Class Notional Balance thereof is a distribution of principal.

Percentages of Original Class Principal (or Class Notional) Balances and Weighted Average Lives

	CPR Prepayment Assumption Rates																			
	Class A					Class AB					Class AC					Class AD				
Distribution Date	0%	5%	15%	25%	40%	0%	5%	15%	25%	40%	0%	5%	15%	25%	40%	0%	5%	15%	25%	40%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
May 2017	97	91	80	69	53	97	92	82	72	58	97	93	83	74	60	97	93	85	76	64
May 2018	92	81	60	42	18	92	83	64	47	26	93	84	67	51	31	94	85	69	55	37
May 2019	87	71	43	21	0	88	74	49	29	7	89	75	52	34	13	90	78	56	39	21
May 2020	82	62	30	7	0	84	66	36	15	0	85	68	41	21	3	86	71	46	28	11
May 2021	78	54	19	0	0	80	58	26	6	0	81	61	31	12	0	83	65	37	20	6
May 2022	74	47	10	0	0	77	52	18	0	0	78	55	24	6	0	80	59	30	14	3
May 2023	71	41	2	0	0	74	46	12	0	0	76	50	18	1	0	78	54	25	10	1
May 2024	68	35	0	0	0	71	41	6	0	0	73	45	13	0	0	75	50	20	7	0
May 2025	65	30	0	0	0	69	37	2	0	0	71	41	9	0	0	73	46	17	5	0
May 2026	63	25	0	0	0	66	33	0	0	0	69	37	5	0	0	71	43	13	3	0
May 2027	60	21	0	0	0	64	29	0	0	0	66	33	2	0	0	69	39	11	2	0
May 2028	57	17	0	0	0	61	25	0	0	0	64	30	0	0	0	67	36	9	1	0
May 2029	54	13	0	0	0	59	21	0	0	0	62	27	0	0	0	65	33	7	0	0
May 2030	51	9	0	0	0	56	18	0	0	0	59	24	0	0	0	63	30	5	0	0
May 2031	49	6	0	0	0	54	15	0	0	0	57	21	0	0	0	60	28	4	0	0
May 2032	46	3	0	0	0	51	12	0	0	0	54	18	0	0	0	58	25	3	0	0
May 2033	43	0	0	0	0	48	9	0	0	0	52	16	0	0	0	56	23	2	0	0
May 2034	40	0	0	0	0	46	7	0	0	0	49	13	0	0	0	54	21	2	0	0
May 2035	37	0	0	0	0	43	5	0	0	0	47	11	0	0	0	51	19	1	0	0
May 2036	34	0	0	0	0	40	2	0	0	0	44	9	0	0	0	49	17	1	0	0
May 2037	31	0	0	0	0	37	0	0	0	0	41	7	0	0	0	46	15	0	0	0
May 2038	27	0	0	0	0	34	0	0	0	0	39	5	0	0	0	44	13	0	0	0
May 2039	24	0	0	0	0	31	0	0	0	0	36	4	0	0	0	41	12	0	0	0
May 2040	21	0	0	0	0	28	0	0	0	0	33	2	0	0	0	39	11	0	0	0
May 2041	17	0	0	0	0	25	0	0	0	0	30	1	0	0	0	36	9	0	0	0
May 2042	13	0	0	0	0	21	0	0	0	0	27	0	0	0	0	33	8	0	0	0
May 2043	9	0	0	0	0	18	0	0	0	0	24	0	0	0	0	30	7	0	0	0
May 2044	5	0	0	0	0	14	0	0	0	0	20	0	0	0	0	27	6	0	0	0
May 2045	1	0	0	0	0	11	0	0	0	0	17	0	0	0	0	24	4	0	0	0
May 2046	0	0	0	0	0	7	0	0	0	0	13	0	0	0	0	21	3	0	0	0
May 2047	0	0	0	0	0	3	0	0	0	0	9	0	0	0	0	17	3	0	0	0
May 2048	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	14	2	0	0	0
May 2049	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	10	1	0	0	0
May 2050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0
May 2051	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0
May 2052	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0
May 2053	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0
May 2054	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
May 2055	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
May 2056	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
May 2057	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
May 2058	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)	14.5	6.6	2.9	1.9	1.2	16.0	7.7	3.5	2.2	1.4	17.1	8.8	4.0	2.5	1.5	18.7	10.6	5.0	3.1	1.9

	CPR Prepayment Assumption Rates														
	Class B					Class C					Class IO				
Distribution Date	0%	5%	15%	25%	40%	0%	5%	15%	25%	40%	0%	5%	15%	25%	40%
Initial Percent	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
May 2017	99	98	95	92	88	100	100	100	100	100	97	93	85	77	64
May 2018	98	95	90	85	80	100	100	100	100	100	94	85	70	56	38
May 2019	97	93	86	80	70	100	100	100	100	99	90	78	57	40	22
May 2020	96	90	82	77	42	100	100	100	100	93	87	71	47	29	13
May 2021	94	88	80	67	22	100	100	100	98	72	83	65	38	21	7
May 2022	94	87	77	52	11	100	100	100	95	49	81	60	31	15	4
May 2023	93	85	76	36	4	100	100	100	92	36	78	55	26	11	2
May 2024	92	84	68	25	0	100	100	98	78	28	76	51	21	8	1
May 2025	91	83	59	17	0	100	100	96	62	18	74	47	18	6	1
May 2026	91	81	49	11	0	100	100	94	50	10	72	43	15	4	0
May 2027	90	80	40	7	0	100	100	93	41	6	70	40	12	3	0
May 2028	89	79	32	4	0	100	100	92	35	3	67	37	10	2	0
May 2029	89	78	26	1	0	100	100	79	30	2	65	34	8	2	0
May 2030	88	77	20	0	0	100	100	68	25	1	63	31	7	1	0
May 2031	87	76	16	0	0	100	100	59	18	1	61	29	5	1	0
May 2032	86	76	12	0	0	100	100	52	13	0	59	26	5	1	0
May 2033	86	75	9	0	0	100	100	45	10	0	57	24	4	0	0
May 2034	85	69	6	0	0	100	99	40	7	0	54	22	3	0	0
May 2035	84	64	4	0	0	100	98	36	5	0	52	20	2	0	0
May 2036	83	60	3	0	0	100	96	33	4	0	50	18	2	0	0
May 2037	83	55	1	0	0	100	95	30	3	0	47	16	2	0	0
May 2038	82	50	0	0	0	100	95	27	2	0	45	15	1	0	0
May 2039	81	44	0	0	0	100	94	22	1	0	42	13	1	0	0
May 2040	80	39	0	0	0	100	93	17	1	0	40	12	1	0	0
May 2041	79	34	0	0	0	100	92	14	1	0	37	10	1	0	0
May 2042	78	29	0	0	0	100	86	11	0	0	34	9	1	0	0
May 2043	77	25	0	0	0	100	77	8	0	0	31	8	0	0	0
May 2044	76	20	0	0	0	100	69	7	0	0	28	7	0	0	0
May 2045	75	16	0	0	0	100	61	5	0	0	25	6	0	0	0
May 2046	69	13	0	0	0	99	53	4	0	0	22	5	0	0	0
May 2047	61	9	0	0	0	97	46	3	0	0	18	4	0	0	0
May 2048	51	6	0	0	0	95	40	2	0	0	15	3	0	0	0
May 2049	37	3	0	0	0	93	34	1	0	0	11	2	0	0	0
May 2050	24	0	0	0	0	75	28	1	0	0	8	1	0	0	0
May 2051	12	0	0	0	0	52	16	0	0	0	5	1	0	0	0
May 2052	9	0	0	0	0	46	13	0	0	0	4	1	0	0	0
May 2053	6	0	0	0	0	40	10	0	0	0	3	0	0	0	0
May 2054	3	0	0	0	0	34	7	0	0	0	2	0	0	0	0
May 2055	0	0	0	0	0	27	4	0	0	0	1	0	0	0	0
May 2056	0	0	0	0	0	10	1	0	0	0	0	0	0	0	0
May 2057	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
May 2058	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weighted Average Life (years)	28.5	20.1	9.8	6.1	3.7	36.2	30.6	17.9	11.2	6.7	19.0	10.9	5.2	3.3	2.0

Yield Considerations

An investor seeking to maximize yield should make a decision whether to invest in any Class based on the anticipated yield of that Class resulting from its purchase price, the investor's own projection of Mortgage Loan prepayment rates under a variety of scenarios and the investor's own projection of the likelihood of extensions of the maturity of any Trust CLC or delays with respect to the conversion of a Trust CLC to a Ginnie Mae Project Loan Certificate. **No representation is made regarding Mortgage Loan prepayment rates, the occurrence and duration of extensions, if any, the timing of conversions, if any, or the yield of any Class.**

Prepayments: Effect on Yields

The yields to investors will be sensitive in varying degrees to the rate of prepayments on the Mortgage Loans.

- In the case of Regular Securities purchased at a premium (especially the Interest Only Class), faster than anticipated rates of principal payments could result in actual yields to investors that are lower than the anticipated yields.
- Investors in the Interest Only Class should also consider the risk that rapid rates of principal payments could result in the failure of investors to recover fully their investments.

- In the case of Regular Securities purchased at a discount, slower than anticipated rates of principal payments could result in actual yields to investors that are lower than the anticipated yields.

See "Risk Factors — Rates of principal payments can reduce your yield" in this Supplement.

Certain of the Mortgage Loans prohibit voluntary prepayments during specified lockout periods with remaining terms that range from 0 to 21 months. The Mortgage Loans have a weighted average remaining lockout period of approximately 2 months and a weighted average remaining term to maturity of approximately 432 months. Certain of the Mortgage Loans are insured under FHA insurance program Section 223(f), which, with respect to certain mortgage loans insured thereunder, prohibits prepayments for a period of five (5) years from the date of endorsement, regardless of any applicable lockout periods associated with such mortgage loans.

- The Mortgage Loans also provide for payment of a Prepayment Penalty in connection with prepayments for a period extending beyond the lockout period or, if no lockout period applies, the applicable Issue Date. *See "The Ginnie Mae Multifamily Certificates — Certain Additional Characteristics of the Mortgage Loans" and "Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans" in Exhibit A to this Supplement.* The required payment of a Prepayment Penalty may not be a sufficient disincentive to prevent a borrower from voluntarily prepaying a Mortgage Loan.
- In addition, in some circumstances FHA may permit an FHA-insured Mortgage Loan to be refinanced or prepaid without regard to any lockout, statutory prepayment prohibition or Prepayment Penalty provisions.

Notwithstanding the foregoing, the Trust will not be entitled to receive any principal prepayments or any applicable Prepayment Penalties with respect to the Trust CLC Mortgage Loans until the earliest of (i) the liquidation of such Mortgage Loans, (ii) at the related Ginnie Mae Issuer's option, either (a) the first Ginnie Mae Certificate Payment Date of the Ginnie Mae Project Loan Certificate following the conversion of the Ginnie Mae Construction Loan Certificate or (b) the date of conversion of the Ginnie Mae Construction Loan Certificate to a Ginnie Mae Project Loan Certificate, and (iii) the applicable Maturity Date. However, the Holders of the Securities will not receive any such amounts until the next Distribution Date and will not be entitled to receive any interest on such amounts.

Information relating to lockout periods, statutory prepayment prohibition periods and Prepayment Penalties is contained under *"Certain Additional Characteristics of the Mortgage Loans"* and *"Yield, Maturity and Prepayment Considerations"* in this Supplement and in Exhibit A to this Supplement.

Rapid rates of prepayments on the Mortgage Loans are likely to coincide with periods of low prevailing interest rates.

- During periods of low prevailing interest rates, the yields at which an investor may be able to reinvest amounts received as principal payments on the investor's Class of Securities may be lower than the yield on that Class.

Slow rates of prepayments on the Mortgage Loans are likely to coincide with periods of high prevailing interest rates.

- During periods of high prevailing interest rates, the amount of principal payments available to an investor for reinvestment at those high rates may be relatively low.

The Mortgage Loans will not prepay at any constant rate until maturity, nor will all of the Mortgage Loans prepay at the same rate at any one time. The timing of changes in the rate of prepayments may

affect the actual yield to an investor, even if the average rate of principal prepayments is consistent with the investor's expectation. In general, the earlier a prepayment of principal on the Mortgage Loans, the greater the effect on an investor's yield. As a result, the effect on an investor's yield of principal prepayments occurring at a rate higher (or lower) than the rate anticipated by the investor during the period immediately following the Closing Date is not likely to be offset by a later equivalent reduction (or increase) in the rate of principal prepayments.

Payment Delay: Effect on Yields of the Fixed Rate and Delay Classes

The effective yield on any Fixed Rate or Delay Class will be less than the yield otherwise produced by its Interest Rate and purchase price because on any Distribution Date, 30 days' interest will be payable on that Class even though interest began to accrue approximately 46 days earlier.

Yield Table

The following table shows the pre-tax yields to maturity on a corporate bond equivalent basis of Class IO based on the assumption that the Trust PLC Mortgage Loans prepay at the CPR Prepayment Assumption Rates and 100% PLD and the Trust CLC Mortgage Loans prepay at 0% CPR and 0% PLD until the Trust CLCs convert to Ginnie Mae Project Loan Certificates after which they prepay at the CPR Prepayment Assumption Rates and 100% PLD.

The Mortgage Loans will not prepay at any constant rate until maturity. Moreover, it is likely that the Mortgage Loans will experience actual prepayment rates that differ from those of the Modeling Assumptions. Therefore, the actual pre-tax yield of Class IO may differ from those shown in the table below even if Class IO is purchased at the assumed price shown.

The yields were calculated by:

1. determining the monthly discount rates that, when applied to the assumed streams of cash flows to be paid on Class IO, would cause the discounted present value of the assumed streams of cash flows to equal the assumed purchase price of Class IO plus accrued interest, and
2. converting the monthly rates to corporate bond equivalent rates.

These calculations do not take into account variations that may occur in the interest rates at which investors may be able to reinvest funds received by them as distributions on their Securities and consequently do not purport to reflect the return on any investment in Class IO when those reinvestment rates are considered.

The information set forth in the following table was prepared on the basis of the Modeling Assumptions and the assumption that the purchase price of Class IO (expressed as a percentage of its original Class Notional Balance) plus accrued interest is as indicated in the table. **The assumed purchase price is not necessarily that at which actual sales will occur.**

Sensitivity of Class IO to Prepayments
Assumed Price 8.4%*

CPR Prepayment Assumption Rates			
5%	15%	25%	40%
5.8%	4.6%	7.0%	12.4%

* The price does not include accrued interest. Accrued interest has been added to the price in calculating the yields set forth in the table.

CERTAIN UNITED STATES FEDERAL INCOME TAX CONSEQUENCES

The following tax discussion, when read in conjunction with the discussion of "Certain United States Federal Income Tax Consequences" in the Multifamily Base Offering Circular, describes the material United States federal income tax considerations for investors in the Securities. However, these two tax discussions do not purport to deal with all United States federal tax consequences applicable to all categories of investors, some of which may be subject to special rules.

REMIC Elections

In the opinion of Cleary Gottlieb Steen & Hamilton LLP, the Trust will constitute a Double REMIC Series for United States federal income tax purposes. Separate REMIC elections will be made for the Pooling REMIC and the Issuing REMIC.

Regular Securities

The Regular Securities will be treated as debt instruments issued by the Issuing REMIC for United States federal income tax purposes. Income on the Regular Securities must be reported under an accrual method of accounting.

The Notional Class of Regular Securities will be issued with original issue discount ("OID"), and certain other Classes of Regular Securities may be issued with OID. *See "Certain United States Federal Income Tax Consequences — Tax Treatment of Regular Securities — Original Issue Discount," "— Variable Rate Securities" and "— Interest Weighted Securities and Non-VRDI Securities" in the Multifamily Base Offering Circular.*

The prepayment assumption that should be used in determining the rates of accrual of OID, if any, on the Regular Securities is 15% CPR and 100% PLD in the case of the Trust PLC Mortgage Loans and 0% CPR and 0% PLD in the case of the Trust CLC Mortgage Loans until the Trust CLCs convert to Ginnie Mae Project Loan Certificates, after which the prepayment assumption that should be used is 15% CPR and 100% PLD (as described in "Yield, Maturity and Prepayment Considerations" in this Supplement). No representation is made, however, about the rate at which prepayments on the Mortgage Loans underlying the Ginnie Mae Multifamily Certificates actually will occur. *See "Certain United States Federal Income Tax Consequences" in the Multifamily Base Offering Circular.*

The Regular Securities generally will be treated as "regular interests" in a REMIC for domestic building and loan associations and "real estate assets" for real estate investment trusts ("REITs") as described in "Certain United States Federal Income Tax Consequences" in the Multifamily Base Offering Circular. Similarly, interest on the Regular Securities will be considered "interest on obligations secured by mortgages on real property" for REITs as described in "Certain United States Federal Income Tax Consequences" in the Multifamily Base Offering Circular.

Residual Securities

The Class RR Securities will represent the beneficial ownership of the Residual Interest in the Pooling REMIC and the beneficial ownership of the Residual Interest in the Issuing REMIC. The Residual Securities, i.e., the Class RR Securities, generally will be treated as "residual interests" in a REMIC for domestic building and loan associations and as "real estate assets" for REITs, as described in "Certain United States Federal Income Tax Consequences" in the Multifamily Base Offering Circular, but will not be treated as debt for United States federal income tax purposes. Instead, the Holders of the Residual Securities will be required to report, and will be taxed on, their pro rata shares of the taxable income or loss of the Trust REMICs, and these requirements will continue until there are no outstanding regular

interests in the respective Trust REMICs. Thus, Residual Holders will have taxable income attributable to the Residual Securities even though they will not receive principal or interest distributions with respect to the Residual Securities, which could result in a negative after-tax return for the Residual Holders. Even though the Holders of the Residual Securities are not entitled to any stated principal or interest payments on the Residual Securities, the Trust REMICs may have substantial taxable income in certain periods, and offsetting tax losses may not occur until much later periods. Accordingly, the Holders of the Residual Securities may experience substantial adverse tax timing consequences. Prospective investors are urged to consult their own tax advisors and consider the after-tax effect of ownership of the Residual Securities and the suitability of the Residual Securities to their investment objectives.

Prospective Holders of Residual Securities should be aware that, at issuance, based on the expected prices of the Regular and Residual Securities and the prepayment assumption described above, the residual interests represented by the Residual Securities will be treated as "noneconomic residual interests" as that term is defined in Treasury regulations.

Tax Audit Procedures

The Bipartisan Budget Act of 2015, which was enacted on November 2, 2015, repeals and replaces the rules applicable to certain administrative and judicial proceedings regarding a Trust REMIC's tax affairs, effective beginning with the 2018 taxable year. Under the new rules, a partnership, including for this purpose a REMIC, appoints one person to act as its sole representative in connection with IRS audits and related procedures. In the case of a REMIC, the representative's actions, including the representative's agreeing to adjustments to taxable income, will bind Residual Holders to a greater degree than would actions of the tax matters person ("TMP") under current rules. See "*Certain United States Federal Income Tax Consequences — Reporting and Tax Administration*" in the Multifamily Base Offering Circular for a discussion of the TMP. Further, an adjustment to the REMIC's taxable income following an IRS audit may have to be taken into account by those holders in the year in which the adjustment is made rather than in the year to which the adjustment relates and otherwise may have to be taken into account in different and potentially less advantageous ways than under current rules. In some cases, a REMIC could itself be liable for taxes on income adjustments, although it is anticipated that each Trust REMIC will seek to follow procedures in the new rules to avoid entity-level liability to the extent it otherwise may be imposed. The new rules are complex and likely will be clarified and possibly revised before going into effect. Residual Holders should discuss with their own tax advisors the possible effect of the new rules on them.

Foreign Account Tax Compliance Act

A Holder of a Regular Security who is not a U.S. Person should be aware of recent legislation commonly known as FATCA and related administrative guidance that impose a 30% United States withholding tax on certain payments (which include interest payments in respect of Regular Securities and will include gross proceeds, including the return of principal, from the sale or other disposition, including redemptions, of such Securities beginning January 1, 2019) made to a non-United States entity that fails to take required steps to provide information regarding its "United States accounts" or its direct or indirect "substantial United States owners," as applicable, or to certify that it has no such accounts or owners. Foreign investors should consult their own tax advisors regarding the application and impact of this legislation based upon their particular circumstances.

Investors should consult their own tax advisors in determining the United States federal, state, local, foreign and any other tax consequences to them of the purchase, ownership and disposition of the Securities.

ERISA MATTERS

Ginnie Mae guarantees distributions of principal and interest with respect to the Securities. The Ginnie Mae Guaranty is supported by the full faith and credit of the United States of America. Ginnie Mae does not guarantee the payment of any Prepayment Penalties. The Regular Securities will qualify as "guaranteed governmental mortgage pool certificates" within the meaning of a Department of Labor regulation, the effect of which is to provide that mortgage loans and participations therein underlying a "guaranteed governmental mortgage pool certificate" will not be considered assets of an employee benefit plan subject to the Employee Retirement Income Security Act of 1974, as amended ("ERISA"), or subject to section 4975 of the Code (each, a "Plan"), solely by reason of the Plan's purchase and holding of that certificate.

Governmental plans and certain church plans, while not subject to the fiduciary responsibility provisions of ERISA or the prohibited transaction provisions of ERISA and the Code, may nevertheless be subject to local, state or other federal laws that are substantially similar to the foregoing provisions of ERISA and the Code. Fiduciaries of any such plans should consult with their counsel before purchasing any of the Securities.

Prospective Plan Investors should consult with their advisors, however, to determine whether the purchase, holding or resale of a Security could give rise to a transaction that is prohibited or is not otherwise permissible under either ERISA or the Code.

See "ERISA Considerations" in the Multifamily Base Offering Circular.

The Residual Securities are not offered to, and may not be transferred to, a Plan Investor.

LEGAL INVESTMENT CONSIDERATIONS

Institutions whose investment activities are subject to legal investment laws and regulations or to review by certain regulatory authorities may be subject to restrictions on investment in the Securities. **No representation is made about the proper characterization of any Class for legal investment or other purposes, or about the permissibility of the purchase by particular investors of any Class under applicable legal investment restrictions.**

Investors should consult their own legal advisors regarding applicable investment restrictions and the effect of any restrictions on the liquidity of the Securities prior to investing in the Securities.

See "Legal Investment Considerations" in the Multifamily Base Offering Circular.

PLAN OF DISTRIBUTION

Subject to the terms and conditions of the Sponsor Agreement, the Sponsor has agreed to purchase all of the Securities if any are sold and purchased. The Sponsor proposes to offer the Regular Classes to the public from time to time for sale in negotiated transactions at varying prices to be determined at the time of sale, plus accrued interest from May 1, 2016. The Sponsor may effect these transactions by sales to or through certain securities dealers. These dealers may receive compensation in the form of discounts, concessions or commissions from the Sponsor and/or commissions from any purchasers for which they act as agents. Some of the Securities may be sold through dealers in relatively small sales. In the usual case, the commission charged on a relatively small sale of securities will be a higher percentage of the sales price than that charged on a large sale of securities.

INCREASE IN SIZE

Before the Closing Date, Ginnie Mae, the Trustee and the Sponsor may agree to increase the size of this offering. In that event, the Securities will have the same characteristics as described in this Supplement, except that (1) the Original Class Principal Balance (or original Class Notional Balance) of each Class and (2) the Original Component Principal Balance of each Component of each related Class will increase by the same proportion. The Trust Agreement, the Final Data Statement and the Supplemental Statement, if any, will reflect any increase in the size of the transaction.

LEGAL MATTERS

Certain legal matters will be passed upon for Ginnie Mae by Sidley Austin LLP and the Law Offices of Joseph C. Reid, P.A., for the Trust by Cleary Gottlieb Steen & Hamilton LLP and Marcell Solomon & Associates, P.C., and for the Trustee by Aini & Associates PLLC.

Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans(1)

Pool Number	Security Type	FHA Insurance Program/ Section 538 Guarantee Program(2)	City/County	State	Principal Balance as of the Cut-off Date	Mortgage Interest Rate	Certificate Rate	Servicing and Guaranty Fee Rate	Maturity Date	Monthly Principal and Interest(3)	Original Term to Maturity (mos.)	Remaining Term to Maturity (mos.)	Period from Issuance (mos.)	Issue Date	Lockout End Date(4)†	Prepayment Penalty End Date(5)†	Lockout/ Prepayment Penalty Code(6)	Remaining Lockout Period (mos.)(7)†	Total Remaining Lockout and Prepayment Penalty Period (mos.)(8)†	Remaining Interest Only Period (mos.)(9)
AO3432	PLC	223(a)(7)/207/223(f)	Raleigh	NC	$ 28,573,059.20	3.950%	3.700%	0.250%	Apr-51	$ 125,797.93	421	419	2	Mar-16	Jun-16	Jun-26	D	0	120	0
AQ0230	PLC	207/223(f)	Ann Arbor	MI	20,096,921.22	3.290	3.040	0.250	Jan-51	81,045.64	419	416	3	Feb-16	Mar-16	Mar-26	B	0	117	0
AQ0250	PLC	207/223(f)	Ann Arbor	MI	19,151,347.58	3.310	3.060	0.250	Mar-51	77,252.73	420	418	2	Mar-16	May-16	May-26	B	0	119	0
AP0234	PLC	207/223(f)	San Antonio	TX	18,406,177.07	3.320	3.070	0.250	Jan-51	74,541.97	421	416	5	Dec-15	Mar-16	Mar-26	B	0	117	0
AQ0231	PLC	207/223(f)	Orlando	FL	17,078,434.61	3.300	3.050	0.250	Jan-51	68,970.12	419	416	3	Feb-16	Mar-16	Mar-26	B	0	117	0
AM5783	PLC	207/223(f)	Dallas	TX	14,682,467.97	3.280	3.030	0.250	Mar-51	58,975.05	421	418	3	Feb-16	May-16	May-26	B	0	119	0
AQ9248	PLC	207/223(f)	Baton Rouge	LA	14,487,666.79	3.420	3.170	0.250	Feb-51	59,502.19	421	417	4	Jan-16	Apr-16	Apr-26	B	0	118	0
AQ0218	PLC	207/223(f)	Winter Park	FL	13,498,192.50	3.250	3.000	0.250	Jan-51	54,127.81	420	416	4	Jan-16	Mar-16	Mar-26	B	0	117	0
AQ0214	PLC	207/223(f)	Bensenville	IL	13,469,278.50	3.380	3.130	0.250	Feb-51	54,940.97	421	417	4	Jan-16	Apr-16	Apr-26	B	0	118	0
AQ0221	PLC	207/223(f)	Winter Park	FL	12,658,584.64	3.250	3.000	0.250	Jan-51	50,760.98	420	416	4	Jan-16	Mar-16	Mar-26	B	0	117	0
AP6717	PLC	207/223(f)	Salt Lake City	UT	12,488,077.38	3.280	3.030	0.250	Mar-51	50,160.84	420	418	2	Mar-16	May-16	May-26	D	0	119	0
AP6719	PLC	207/223(f)	Homewood	AL	12,359,078.66	3.550	3.300	0.250	Feb-51	51,624.55	419	417	2	Mar-16	Apr-16	Apr-26	D	0	118	0
AP6716	PLC	207/223(f)	Salt Lake City	UT	12,097,101.10	3.370	3.120	0.250	Feb-51	49,212.97	419	417	2	Mar-16	Apr-16	Apr-26	D	0	118	0
AQ0253	PLC	207/223(f)	Ann Arbor	MI	6,064,688.68	3.340	3.090	0.250	Mar-51	24,567.70	420	418	2	Mar-16	May-16	May-26	B	0	119	0
AS2053	PLC	232/223(f)	Raymore	MO	5,257,394.73	3.350	3.100	0.250	Apr-51	21,300.61	420	419	1	Apr-16	Jun-16	Jun-26	B	0	120	0
AQ7872	PLC	207/223(f)	Springfield	MA	3,722,850.22	3.450	3.200	0.250	Apr-51	(10)	421	419	2	Mar-16	Jun-16	Jun-26	B	0	120	0
AM5782	PLC	223(f)/223(a)(7)	Redlands	CA	3,632,343.76	3.150	2.900	0.250	Apr-51	14,303.63	420	419	1	Apr-16	Jun-16	Jun-26	B	0	120	0
AF8076	CLC	221(d)(4)	Orem	UT	2,912,901.00	3.330	3.080	0.250	Jul-57	10,989.26	506	494	12	May-15	Sep-17	Sep-27	B	15	135	14
AG5218	CLC	221(d)(4)	Virginia Beach	VA	2,750,069.00	3.970	3.720	0.250	May-57	11,442.34	502	492	10	Jul-15	Jul-17	Jul-27	B	13	133	12
AB8585	CLC	221(d)(4)	Lafayette	LA	2,389,697.00	3.550	3.300	0.250	Oct-56	9,329.27	498	485	13	Apr-15	Dec-16	Dec-26	B	6	126	5
AR7231	PLC	241(a)	Indianapolis	IN	2,014,489.43	3.680	3.430	0.250	Feb-46	9,292.22	358	357	1	Apr-16	Jun-16	Jun-26	B	0	120	0
AN9532	CLC	221(d)(4)	Austin	TX	1,996,489.00	3.650	3.400	0.250	Mar-57	7,914.85	497	490	7	Oct-15	May-17	May-27	B	11	131	10
AN9520	CLC	221(d)(4)	San Antonio	TX	1,956,278.00	3.720	3.470	0.250	Aug-57	7,838.71	502	495	7	Oct-15	Oct-17	Oct-27	B	16	136	15
AL9502	CLC	221(d)(4)	Pensacola	FL	1,932,836.00	3.880	3.630	0.250	Jul-56	7,934.41	496	482	14	Mar-15	Sep-16	Sep-26	B	3	123	2
AG7512	CLC	221(d)(4)	New York	NY	1,901,522.00	4.980	4.500	0.480	Jan-57	9,143.90	513	488	25	Apr-14	Mar-18	Mar-27	A	21	129	8
AS2532	PLC	207/223(f)	Marysville	OH	1,900,000.00	3.400	3.020	0.380	May-51	7,742.84	421	420	1	Apr-16	Jul-16	Jul-26	B	1	121	0
AI7084	CLC	221(d)(4)	Oklahoma City	OK	1,851,594.00	3.850	3.600	0.250	Jul-56	7,566.69	501	482	19	Oct-14	Sep-17	Sep-26	A	15	123	2
AR5480	PLC	538	Eustace	TX	1,816,182.44	4.200	3.600	0.600	Jan-56	7,830.61	478	476	2	Mar-16	May-16	May-26	B	0	119	0
AN7332	CLC	221(d)(4)	Richmond	TX	1,768,999.00	3.400	3.150	0.250	Dec-56	6,747.25	496	487	9	Aug-15	Feb-17	Feb-27	B	8	128	7
AI1895	PLC	232	Charlottesville	VA	1,745,159.92	4.650	4.350	0.300	Oct-55	8,055.58	474	473	1	Apr-16	Dec-16	Dec-25	A	6	114	0
AK8820	CLC	221(d)(4)	Leander	TX	1,694,430.00	3.480	3.230	0.250	Dec-56	6,543.76	501	487	14	Mar-15	Feb-17	Feb-27	B	8	128	7
AL4699	CLC	221(d)(4)	Sulphur	LA	1,601,488.00	3.420	3.170	0.250	Nov-56	6,127.42	496	486	10	Jul-15	Jan-17	Jan-27	D	7	127	6
AN0560	CLC	232	Leesburg	VA	1,569,951.00	3.410	3.110	0.300	Oct-56	5,997.40	496	485	11	Jun-15	Dec-16	Dec-26	B	6	126	5
AH7504	CLC	221(d)(4)	Austin	TX	1,563,142.00	3.980	3.730	0.250	May-56	6,513.54	499	480	19	Oct-14	Jul-16	Jul-26	B	1	121	0
AR5482	PLC	538	Perrysburg	OH	1,448,206.94	5.230	4.630	0.600	Jan-56	7,214.16	478	476	2	Mar-16	May-17	May-26	A	11	119	0
AI5227	CLC	232	LaGrange	IL	1,397,381.00	4.200	3.950	0.250	Aug-54	6,172.00	465	459	6	Nov-15	Apr-17	Apr-27	B	10	130	9
AN9512	CLC	221(d)(4)	Boerne	TX	1,327,618.00	3.850	3.600	0.250	Sep-57	5,425.42	503	496	7	Oct-15	Nov-17	Nov-27	B	17	137	16
AL7136	CLC	221(d)(4)	Chico	CA	1,296,747.00	3.580	3.210	0.370	Aug-56	5,085.89	496	483	13	Apr-15	Oct-16	Oct-26	B	4	124	3
AH7506	CLC	221(d)(4)	San Antonio	TX	1,284,133.00	3.940	3.690	0.250	Apr-56	5,319.07	498	479	19	Oct-14	Jun-16	Jun-26	B	0	120	0
AK4392	CLC	221(d)(4)	Pasadena	MD	1,207,155.00	3.500	3.250	0.250	Apr-57	4,676.41	499	491	8	Sep-15	Jun-17	Jun-27	D	12	132	11
AN9507	CLC	221(d)(4)	Belton	TX	1,161,961.00	3.700	3.450	0.250	Jul-57	4,641.76	502	494	8	Sep-15	Sep-17	Sep-27	B	15	135	14
AN7356	CLC	221(d)(4)	Midwest City	OK	1,144,796.00	3.950	3.700	0.250	Apr-57	4,749.01	499	491	8	Sep-15	Jun-17	Jun-27	B	12	132	11
AH7406	CLC	232	Tooele	UT	1,116,628.00	3.730	3.480	0.250	Apr-57	4,481.08	500	491	9	Aug-15	Jun-17	Jun-27	B	12	132	11
AK4285	CLC	221(d)(4)	Converse	TX	1,069,382.00	3.850	3.500	0.350	Sep-56	4,370.12	499	484	15	Feb-15	Nov-16	Nov-26	B	5	125	4
AJ1173	CLC	232	Westhampton	NY	1,065,577.00	4.250	4.000	0.250	Jan-56	4,620.56	495	476	19	Oct-14	Mar-16	Mar-26	B	0	117	0
AL7609	CLC	221(d)(4)	Seattle	WA	1,031,490.00	3.800	3.550	0.250	Sep-56	(10)	497	484	13	Apr-15	Nov-16	Nov-26	B	5	125	4
AP0190	CLC	221(d)(4)	Flagstaff	AZ	1,030,158.00	3.800	3.550	0.250	Apr-57	4,178.18	497	491	6	Nov-15	May-17	May-27	C	11	131	11
AG9160	CLC	221(d)(4)	Abingdon	MD	965,256.00	3.890	3.640	0.250	Oct-56	3,968.39	504	485	19	Oct-14	Dec-16	Dec-26	B	6	126	5
AL7654	CLC	221(d)(4)	Oklahoma City	OK	938,339.00	3.390	3.140	0.250	May-57	3,573.40	504	492	12	May-15	Jul-17	Jul-27	B	13	133	12
AK0573	CLC	221(d)(4)	Scottsdale	AZ	928,366.00	4.000	3.750	0.250	Mar-56	3,880.00	494	478	16	Jan-15	Apr-16	Apr-26	B	0	118	0
AG1763	PLC	221(d)(4)	Victoria	TX	927,640.69	5.050	4.800	0.250	Jun-55	4,536.78	470	469	1	Apr-16	Aug-16	Aug-25	A	2	110	0
AM5489	CLC	241(a)	Shorewood	IL	899,452.00	3.730	3.480	0.250	Jan-52	3,838.20	434	428	6	Nov-15	Mar-17	Mar-27	B	9	129	8
AG5179	CLC	221(d)(4)	Alpharetta	GA	892,807.00	3.800	3.550	0.250	Sep-56	3,621.11	503	484	19	Oct-14	Nov-16	Nov-26	B	5	125	4
AL4697	CLC	221(d)(4)	Chesapeake	VA	892,728.00	3.760	3.510	0.250	Oct-56	3,598.92	499	485	14	Mar-15	Dec-16	Dec-26	D	6	126	5
AI8818	CLC	221(d)(4)	Washington	DC	885,361.00	4.230	3.980	0.250	Nov-56	3,827.91	503	486	17	Dec-14	Dec-16	Dec-26	B	6	126	6
AG7544	CLC	221(d)(4)	Baltimore	MD	884,331.00	4.550	4.300	0.250	Apr-56	4,004.09	503	479	24	May-14	May-17	May-26	A	11	119	0
AO0630	CLC	221(d)(4)	Frederick	MD	860,928.00	3.740	3.490	0.250	Jan-57	3,460.20	498	488	10	Jul-15	Mar-17	Mar-27	D	9	129	8
AN9515	CLC	221(d)(4)	Seguin	TX	823,568.00	3.910	3.660	0.250	May-57	3,396.05	499	492	7	Oct-15	Jul-17	Jul-27	B	13	133	12
AP2081	CLC	221(d)(4)	Bentonville	AR	786,029.00	3.300	3.050	0.250	Jul-57	2,951.44	501	494	7	Oct-15	Aug-17	Aug-27	B	14	134	14
AJ1205	CLC	221(d)(4)	Wilmington	NC	732,862.00	3.980	3.730	0.250	Sep-56	3,053.80	500	484	16	Jan-15	Nov-16	Nov-26	B	5	125	4
AN7348	CLC	221(d)(4)	Phoenix	AZ	712,349.00	4.000	3.750	0.250	Feb-53	3,114.08	449	441	8	Sep-15	Apr-17	Apr-27	B	10	130	9

Pool Number	Security Type	FHA Insurance Program/ Section 538 Guarantee Program(2)	City/County	State	Principal Balance as of the Cut-off Date	Mortgage Interest Rate	Certificate Rate	Servicing and Guaranty Fee Rate	Maturity Date	Monthly Principal and Interest(3)	Original Term to Maturity (mos.)	Remaining Term to Maturity (mos.)	Period from Issuance (mos.)	Issue Date	Lockout End Date(4)†	Prepayment Penalty End Date(5)†	Lockout/ Prepayment Penalty Code(6)	Remaining Lockout Period (mos.)(7)†	Total Remaining Lockout and Prepayment Penalty Period (mos.)(8)†	Remaining Interest Only Period (mos.)(9)
AL4141	CLC	221(d)(4)	Charlotte	NC	$ 691,507.00	4.170%	3.920%	0.250%	Jun-56	$ 2,963.61	497	481	16	Jan-15	Jul-16	Jul-26	B	1	121	1
AD7894	CLC	221(d)(4)	Spartanburg	SC	688,250.00	4.250	4.000	0.250	May-56	(10)	497	480	17	Dec-14	Jul-17	Jul-26	A	13	121	0
AN7358	CLC	221(d)(4)	San Antonio	TX	685,592.00	3.250	3.000	0.250	Sep-57	2,554.11	504	496	8	Sep-15	Nov-17	Nov-27	B	17	137	16
763923	CLC	221(d)(4)	Colorado Springs	CO	659,397.00	4.650	4.400	0.250	Mar-56	3,028.28	503	478	25	Apr-14	Apr-17	Apr-26	A	10	118	0
AQ0234	CLC	221(d)(4)	Portland	TX	624,660.00	4.050	3.800	0.250	Jan-58	2,630.15	503	500	3	Feb-16	Mar-18	Mar-28	B	21	141	20
AK0959	CLC	221(d)(4)	Denver	CO	614,353.00	4.000	3.750	0.250	Nov-56	(10)	499	486	13	Apr-15	Jan-17	Jan-27	B	7	127	6
AJ1228	CLC	221(d)(4)	Baton Rouge	LA	600,524.00	4.130	3.880	0.250	Jun-56	2,558.59	495	481	14	Mar-15	Aug-16	Aug-26	B	2	122	1
AN7382	CLC	221(d)(4)	Dallas	TX	599,197.00	3.550	3.300	0.250	Aug-57	2,339.24	502	495	7	Oct-15	Oct-17	Oct-27	B	16	136	15
AG7910	CLC	241(a)	Washington Township	MI	570,911.00	4.650	4.400	0.250	Jul-49	2,844.05	404	398	6	Nov-15	Mar-17	Mar-27	B	9	129	9
AG1827	CLC	221(d)(4)	Norman	OK	542,394.00	4.780	4.530	0.250	Dec-55	2,536.87	500	475	25	Apr-14	Feb-17	Feb-26	A	8	116	0
AN7309	CLC	221(d)(4)	Carrolton	VA	491,733.00	3.600	3.350	0.250	Feb-57	1,934.53	499	489	10	Jul-15	Apr-17	Apr-27	B	10	130	9
AN7380	CLC	221(d)(4)	Little Elm	TX	483,498.00	3.600	3.350	0.250	Sep-57	1,902.14	503	496	7	Oct-15	Nov-17	Nov-27	B	17	137	16
AQ0228	CLC	221(d)(4)	McAllen	TX	481,910.00	4.090	3.840	0.250	Aug-57	2,041.15	498	495	3	Feb-16	Oct-17	Oct-27	B	16	136	15
AL7676	CLC	221(d)(4)	Portsmouth	VA	438,618.00	3.650	3.400	0.250	Mar-57	1,738.85	500	490	10	Jul-15	May-17	May-27	B	11	131	10
AK8187	CLC	213	Des Moines	IA	429,924.00	3.590	3.340	0.250	Jun-56	1,688.77	494	481	13	Apr-15	Aug-16	Aug-26	B	2	122	1
AG7455	CLC	221(d)(4)	Charlotte	NC	414,554.00	4.950	4.700	0.250	Nov-55	1,985.26	503	474	29	Dec-13	Jan-17	Jan-26	A	7	115	0
AQ2683	CLC	221(d)(4)	Brighton	MI	379,594.00	3.690	3.440	0.250	Oct-56	1,514.08	492	485	7	Oct-15	Dec-16	Dec-26	B	6	126	5
AQ0204	CLC	221(d)(4)	Norman	OK	364,259.00	3.620	3.370	0.250	Dec-57	1,437.44	505	499	6	Nov-15	Feb-18	Feb-28	B	20	140	19
AF9414	CLC	221(d)(4)	Fayetteville	NC	343,132.00	4.600	4.220	0.380	Jul-56	1,564.72	505	482	23	Jun-14	Sep-17	Sep-26	A	15	123	2
AN2503	CLC	221(d)(4)	East Alton	IL	329,936.00	3.670	3.420	0.250	Oct-56	1,312.00	496	485	11	Jun-15	Dec-16	Dec-26	B	6	126	5
AF9433	CLC	221(d)(4)	Columbia	SC	303,955.00	4.450	4.170	0.280	May-56	1,356.71	500	480	20	Sep-14	Jul-17	Jul-26	A	13	121	0
AQ0195	CLC	221(d)(4)	Portland	OR	294,813.00	3.770	3.520	0.250	Jan-57	1,190.30	494	488	6	Nov-15	Mar-17	Mar-27	B	9	129	8
AD1548	PLC	213	Sioux City	IA	277,748.25	4.500	4.250	0.250	Dec-54	1,265.18	464	463	1	Apr-16	N/A	Feb-25	E	N/A	104	0
AE9316	CLC	221(d)(4)	Denver	CO	267,755.00	3.730	3.480	0.250	May-56	1,074.51	501	480	21	Aug-14	Jul-16	Jul-26	B	1	121	0
AF1614	CLC	221(d)(4)	Zachary	LA	241,769.00	4.670	4.170	0.500	Nov-55	1,113.46	499	474	25	Apr-14	Jan-17	Jan-26	A	7	115	0
AO6131	PLC	241(a)	Tallmadge	OH	233,500.54	4.060	3.730	0.330	Dec-41	1,223.95	308	307	1	Apr-16	N/A	Feb-26	G	N/A	116	0
AN0577	CLC	241(a)	Cincinnati	OH	185,614.00	3.680	3.350	0.330	Mar-53	775.92	453	442	11	Jun-15	May-17	May-27	B	11	131	10
AF1623	CLC	221(d)(4)	Williamsburg	VA	176,348.00	4.390	4.140	0.250	May-56	780.37	503	480	23	Jun-14	Jul-17	Jul-26	A	13	121	0
AL4704	CLC	221(d)(4)	Princess Anne	MD	171,446.00	4.000	3.500	0.500	Oct-56	716.54	494	485	9	Aug-15	Dec-16	Dec-19	F	6	42	5
AG7499	CLC	221(d)(4)	Phoenix	AZ	169,896.00	4.650	4.400	0.250	Feb-56	780.25	502	477	25	Apr-14	Apr-17	Apr-26	A	10	118	0
AH7496	CLC	221(d)(4)	Fishersville	VA	158,925.00	3.890	3.640	0.250	Apr-56	653.38	499	479	20	Sep-14	Jun-16	Jun-26	B	0	120	0
AL4711	CLC	221(d)(4)	Washington	DC	150,000.00	3.720	3.470	0.250	Aug-56	(10)	497	483	14	Mar-15	Oct-16	Oct-26	B	4	124	3

(1) Based on publicly available information, including the disclosure documents for the Ginnie Mae Multifamily Certificates, the information with respect to the Mortgage Loans set forth on this Exhibit A has been collected and summarized by the Sponsor.

(2) Certain Mortgage Loans insured under FHA insurance program Section 223(f) cannot be prepaid for a period of five (5) years from the date of endorsement, unless prior written approval from FHA is obtained, regardless of any applicable lockout period associated with such mortgage loans.

(3) The principal and interest amounts shown in this column reflect only those amounts that are due in respect of the portion of each applicable Ginnie Mae Project Loan Certificate that is a Trust PLC or each Ginnie Mae Construction Loan Certificate that is a Trust CLC. Because Ginnie Mae Construction Loan Certificates are not entitled to receive principal payments, the amounts identified for each Trust CLC are based upon the assumption that the Trust CLC has converted to a Trust PLC.

(4) The Lockout End Date is the first month when a Mortgage Loan is no longer subject to any lockout for voluntary prepayments of principal. For purposes of determining the Lockout End Date in this Exhibit A, the Lockout End Date is based on the lockout period described in the note or other evidence of indebtedness without regard to any applicable statutory prepayment prohibition period.

(5) The Prepayment Penalty End Date is the first month when a Mortgage Loan is no longer subject to the payment of any Prepayment Penalties.

(6) In some circumstances FHA may permit an FHA-insured Mortgage Loan to be refinanced or prepaid without regard to any Lockout or Prepayment Penalty Code.

(7) The Remaining Lockout Period is the number of months from the Cut-off Date up to but not including the Lockout End Date.

(8) The Total Remaining Lockout and Prepayment Penalty Period is the number of months from the Cut-off Date up to but not including the later of the Prepayment Penalty End Date or Lockout End Date.

(9) The Remaining Interest Only Period reflects the number of months remaining during which each Ginnie Mae Construction Loan Certificate is expected to remain outstanding, based on the remaining construction period for the Ginnie Mae Construction Loan Certificate.

(10) Pool Numbers AQ7872, AK0959, AD7894, AL4711 and AL7609 will have monthly principal and interest payments as described in this Supplement. See "Certain Additional Characteristics of the Mortgage Loans—Level Payments" in this Supplement.

† The Lockout End Date, Prepayment Penalty End Date, Remaining Lockout Period and Total Remaining Lockout and Prepayment Penalty Period are based on the Sponsor's interpretation of provisions in the related notes. Differing interpretations of these provisions can result in dates and periods that may vary by as much as one month.

Lockout and Prepayment Penalty Codes:

For each Lockout and Prepayment Penalty Code, lockout up to but not including the Lockout End Date to the extent applicable; from and including the Lockout End Date or to the extent that the Lockout End Date is N/A, after the Issue Date, the applicable Initial Prepayment Penalty Percentage indicated below will apply to any prepaid amount made during the applicable Initial Prepayment Penalty Percentage Term indicated below, which is the number of mortgage loan payment dates from and including the Lockout End Date or beyond the Issue Date, as applicable; thereafter, the applicable Subsequent Prepayment Penalty Percentages indicated below will apply to any prepaid amount, where each percentage applies for a period of twelve consecutive mortgage loan payment dates up to but not including the applicable Prepayment Penalty End Date.

Lockout/ Prepayment Penalty Code	Initial Prepayment Penalty Percentage	Initial Prepayment Penalty Percentage Term	Subsequent Prepayment Penalty Percentages
A	9%	12	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
B	10%	12	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
C	10%	36	7%, 6%, 5%, 4%, 3%, 2%, 1%
D	10%	60	5%, 4%, 3%, 2%, 1%
E	9%	45	5%, 4%, 3%, 2%, 1%
F	3%	12	2%, 1%
G`	10%	9	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%

Ginnie Mae
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Ginnie Mae REMIC Trust 2016-065

OFFERING CIRCULAR SUPPLEMENT
May 23, 2016

Jefferies
Mischler Financial Group, Inc.