
APPENDIX III-7

FORM HUD 11706 - SCHEDULE OF POOLED MORTGAGES

Public reporting burden for this collection of information is estimated to average 3 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information is required by Sec. 306(g) of the National Housing Act or by Ginnie Mae Handbook 5500.3, Rev.1. The information collected will not be disclosed outside the Department except as required by law.

Applicability: Ginnie Mae I MBS Program and Ginnie Mae II MBS Program. This form and these instructions should be used only by Issuers submitting pools in paper submission format. Issuers using *GinnieNET* to submit pools and loan packages must follow the instructions set forth in the *GinnieNET* Issuer Guide. HMBS pools may only be transmitted electronically through *GinnieNET*, using the file format described in Appendix III-28 for form HUD 11706H, Schedule of Pooled Participations and Mortgages.

Purpose: To provide a means of identifying and controlling the mortgages that collateralize the designated MBS pools or loan packages. Provides a certification from the document custodian that certain required mortgage documents are being held by the document custodian on behalf of Ginnie Mae.

Prepared in: Original and any copies needed for the Issuer and document custodian to maintain.

Distribution: Original will be delivered to the document custodian by the Issuer. The document custodian will examine the Schedule of Pooled Mortgages against the mortgage documents in its possession in accordance with the requirements of the Ginnie Mae MBS Guide. After the document custodian signs (certifies on the reverse side of the form HUD 11706), the document custodian or the Issuer will forward the original to Ginnie Mae's Pool Processing Agent (PPA).

For pools or loan packages submitted electronically through *GinnieNET*, the form HUD 11706 is automatically generated.

Completion Instructions: The circled numbers on the illustrated form correspond with the numbers listed below.

1. Interest rate of mortgages in the pool or loan package. Under the Ginnie Mae I program, except for manufactured home loans, all the mortgages must have the same interest rate. Under the Ginnie Mae II program, except for manufactured home loans, the mortgages must have a rate at least 50 basis points higher, but no more than 150 basis points higher, than the face rate of the securities (for pools and loan packages issued prior to July 1, 2003), or a rate at least 25 basis points higher but not more than 75 basis points higher than the face rate of securities (for pools and loan packages issued on or after July 1, 2003).

-
2. Term of mortgages. Enter in this block the years and months until the stated maturity of the pooled mortgage with the latest stated maturity.
 3. **For Ginnie Mae I MH pools and Ginnie Mae II pools only:** If more than one interest rate is included, enter the “weighted average interest rate.” This is calculated as follows:
 - a. Multiply the total unpaid principal balance (as of the issue date) for each group of loans at a particular interest rate by the face interest rate for that group;
 - b. Sum the resulting products;
 - c. Divide that sum by the total of the unpaid balance for the pool or loan package. The resulting weighted average interest rate must be expressed in six significant figures (xx.xxxx percent).
 4. Indicate whether submission is in connection with initial certification, final certification, or recertification by the document custodian.
 5. Enter the number from the listing of pre-assigned pool numbers obtained from Ginnie Mae. If the pool is to be formed under Ginnie Mae I or is to be a custom pool under Ginnie Mae II, this number will refer to the Issuer’s pool number. If the pooled mortgages are to become part of a multiple issuer pool under Ginnie Mae II, this number will refer to the Issuer’s loan package number. To ensure that the underlying collateral conforms to the pool type selected, Issuers are required to first list the pool/loan package number, followed by the pool indicator and finally the pool type, i.e., “833477 C AT”.

Note: A GPM or GEM pool will be identified by the numeral 9 as the first digit in the six-digit pool/loan package number. An ARM pool will be identified by the numeral 8 as the first digit.
 6. First day of the month of issue.
 7. Full legal name of Issuer.
 8. Check applicable boxes for type of loans collateralizing the pool.
 9. Indicate whether issuance is under the Ginnie Mae I or Ginnie Mae II program.
 10. **Adjustable Rate (ARM) pools and loan packages only.** Enter the security adjustment date, which is the date on which the interest rate for the security and the mortgage will change, or, in the case of a hybrid ARM, after the initial fixed rate period. The date must be either January 1, April 1, July 1 or October 1.
 11. Issuer ID number assigned by Ginnie Mae.
 12. Loan number of each mortgage assigned by Issuer for its records. If the mortgage is registered with MERS, set out the assigned mortgage identification number (MIN) immediately below the Issuer loan number.
 13. If MERS is the original mortgagee of record, insert the word “Yes”; otherwise, leave blank.
 14. Full legal name of borrower.
 15. Full street address of property, including zip code.
-

-
-
16. Full FHA, VA, RD or PIH (§ 184) case number, including area identification and section of the National Housing Act. (For § 184 loans, record the number “184” in parenthesis in place of the section of the National Housing Act) (For GPM loans, show plan number following section of Act)
 17. **Ginnie Mae II only:** Make entries only if loans with different rates are included in the pool or loan package. Enter face interest rate for each mortgage.
 18. **Adjustable Rate pools and loan packages only.** Enter the mortgage margin, which is the amount, in basis points, to be added to the published index in establishing mortgage interest rate adjustments. Each mortgage must have a margin at least 50 basis points, but not more than 150 basis, points higher than the security margin for the pool (for pools and loan packages issued prior to July 1, 2003) or 25 basis points but not more than 75 basis points higher than the security margin (for pools and loan packages issued on or after July 1, 2003).
 19. The date the loan was originated, or note date.
 20. Date first payment is due on loan (month-day-year).
 21. The interest rate change date is that date which completes the initial rate lock period of a hybrid ARM, and is subsequently followed by an annual rate change. A three year hybrid ARM loan, for instance, would have a 36 month initial rate period, after which time the interest rate would change annually. Similarly, a five-year, seven-year or ten-year hybrid ARM loan would carry the same interest rate for the first sixty, seventy two or one hundred twenty months, after which times the interest rate would reset annually.
 22. Date last payment is due on loan (month-day-year).
 23. Monthly principal and interest constant of loan. (For GPM, GEM, and ARM loans, show constant applicable to the payment for the first month the loan is in the pool.)
 24. Original principal balance of mortgage.
 25. Unpaid balance of mortgage. (See Section 9-3(E) of the Ginnie Mae MBS Guide for a description of the manner in which the unpaid balance is calculated.)

Note: If a principal curtailment has been applied to the loan, the dollar amount of such curtailment must be shown either on the form itself or by separate attachment.
 26. **For manufactured home loans only.** For any loan that represents a combination manufactured home and lot loan, enter the letters “ML”. For loans secured only by manufactured home units and for all loans other than MH loans, leave blank.
 27. Total number of FHA, VA, RD and/or PIH mortgages. Record PIH loans in the block marked “Other.” If there is more than one page, only the grand totals need to be shown, either on the last page or on a separate “totals” page.
 28. Total unpaid balance of FHA, VA, RD and/or PIH mortgages (including cents). If there is more than one page, only the grand totals need to be shown, either on the last page or on a separate “totals” page.
-
-

-
-
29. Total principal and interest amount for entire pool or loan package. If there is more than one page, only the grand total needs to be shown either on the last page or on a separate "totals" page.
 30. Credit Score of the borrower, numeric credit score resulting from credit evaluation model. If the borrower has insufficient trade lines with Equifax, Experian or TransUnion and a credit bureau score cannot be derived (non-traditional credit score) enter "100". If a credit score was not required for this loan enter "200".
 31. Social security number of the borrower.
 32. Co-borrower 1- The full name of the co-borrower of the mortgage, if applicable.
 33. Co-borrower 2- The full name of the co-borrower of the mortgage, if applicable.
 34. Co-borrower 3- The full name of the co-borrower of the mortgage, if applicable.
 35. **For Multifamily Use Only:**
 - a. Lockout Term—The time in years the loan is locked out from prepayment, if applicable.
 - b. Lockout End Date—The date until which the mortgage is locked out from prepayment.
 - c. Prepayment Premium Period—The time in years the loan is subject to a prepayment premium (penalty), if applicable.
 - d. Prepayment End Date—The date the mortgage becomes open to prepayment with no premium due.
 36. Loan type code - A code that identifies the specific type of loan.
 1. FHA Single Family
 2. VA Guaranteed
 3. Single Family RD
 4. VA Vendee
 5. FHA Multi-Family
 6. FHA-Title I
 7. RD Multi-Family
 37. Loan purpose – The type of loan.
 1. Purchase
 2. Refinance
 3. Loan Modification - HAMP
 4. Loan Modification – Non-HAMP
 38. Living units – number of discrete living units. Acceptable values are 1, 2, 3 or 4 (Single family only).
 39. Down Payment Assistance Flag – indicates if gift assistance was provided
-
-

-
-
1. Borrower received gift funds for down payment
 2. No gift assistance provided to borrower
40. Loan Buydown Code - a code indicating whether the loan has a buydown feature.
1. Buydown loan
 2. Not a buydown loan
41. Upfront Mortgage Insurance Premium (MIP) amount due on FHA loans.
42. Annual Mortgage Insurance Premium (MIP) amount due on FHA loans.
43. Loan-to-Value. The ratio (expressed as a percent) of the Original Principal Balance including any financed mortgage insurance premium to either; (i) in the case of a purchase money loan, the lower of the property's sale price or appraised value at origination, or (ii) in the case of a refinance loan (non-streamline), the appraised value at the time of refinancing. In the case of a streamlined refinance, a value of zero may be entered. RD loans may use the appraised value when calculating the LTV.
44. Combined Loan to Value (LTV) Ratio Percent. The ratio (expressed as a percent) of the Original Principal Balance including any financed mortgage insurance premium plus all subordinate mortgages to either; (i) in the case of a purchase money loan, the lower of the property's sale price or appraised value at origination, or (ii) in the case of a refinance loan (non-streamline), the appraised value at the time of refinancing. In the case of a streamlined refinance, a value of zero may be entered. RD loans may use the appraised value when calculating the LTV.
45. Total Debt Expense Ratio Percent - The ratio of all debts of the borrower to the borrower's qualifying income as defined by the mortgage insurer or guarantor (AKA Back End Ratio). If not required by the mortgage insurer or guarantor, enter "000.00". (Single family only)
46. Refinance Type - If Loan Purpose (item 35) is a "Refinance", identify the refinance type:
1. Not Streamlined, Not Cash Out Refinance
 2. Cash Out Refinance
 3. Streamlined Refinance
- (Single family only)
47. Last Paid Installment (LPI) Due Date -The due date of last paid installment in full, not any partial payment of an installment, which has been collected on the mortgage. (Single family only)
48. PreModification First Installment Due Date - If Loan Purpose (item 35) is a "Loan Modification –HAMP" or "Loan Modification – non-HAMP" report the original first scheduled installment due prior to the modification (First Payment Due Date prior to the modification. (Single family only)
-
-

-
-
49. PreModification Original Principal Balance (OPB) Amount - If Loan Purpose (item 35) is a “Loan Modification –HAMP” or “Loan Modification – non-HAMP” report the original principal balance of the modified loan prior to the modification. The unmodified original principal balance (OPB) of the loan per the original note. (Single family only)
 50. PreModification Interest Rate Percent - If Loan Purpose (item 35) is a “Loan Modification – HAMP” or “Loan Modification – non-HAMP” report the original interest rate of the modified loan prior to the modification. The interest rate per the unmodified original note. For ARM loans, the unmodified original interest rate per the original note without any interest rate adjustments. (Single family only)
 51. PreModification Loan Maturity Date - If Loan Purpose (item 35) is a “Loan Modification – HAMP” or “Loan Modification – non-HAMP” report the original loan maturity date of the modified loan prior to the modification taking place. The maturity date of the loan per the unmodified original note. (Single family only)
 52. First-time Homebuyer Indicator – indicates that the borrower qualifies as a first-time homebuyer, as determined by the insuring agency.
 53. Third-Party Origination Type – specifies the type of party that participated in the origination process specifically taking in the loan application. 1 = Broker, 2 = Correspondent, 3 = Retail.
 54. Upfront MIP rate – the upfront mortgage insurance premium (UFMIP) percentage rate that institutions charge to insure FHA loans.
 55. Annual MIP rate – the annual mortgage insurance premium (MIP) percentage rate that institutions charge to insure FHA loans.
 56. Check box if submission is an initial certification.
 57. Complete name and address of document custodian.
 58. Document custodian ID number assigned by Ginnie Mae.
 59. Authorized signature of document custodian.
 60. Typed name of individual signing at 57.
 61. Title of individual signing at 57.
 62. Date of document custodian’s initial certification.
 63. Check box if submission is a final certification.
 64. Complete name and address of document custodian.
 65. Document custodian ID number assigned by Ginnie Mae.
 66. Authorized signature of document custodian.
-
-

67. Typed name of individual signing at 64.

68. Title of individual signing at 64.

69. Date of final certification.

Nos. 68 through 82 are to be completed only in connection with recertification of pools due to transfers of Issuer responsibility or custodian transfers.

70. Name of prior or selling Issuer.

71. Issuer ID of selling Issuer.

72. Name of current or buying Issuer.

73. Issuer ID of buying Issuer.

74. Effective month of transfer.

75. Authorized signature of current Issuer.

76. Typed name of individual signing at 73.

77. Title of individual signing at 73.

78. Date recertification signed by Issuer.

79. Complete name and address of document custodian.

80. Document custodian ID number assigned by Ginnie Mae.

81. Authorized signature of document custodian.

82. Name of document custodian.

83. Title of document custodian.

84. Date of recertification signed by document custodian.

GinnieNET submissions are automatically generated.

For hard copy submissions, a machine printout giving the required data may be used, provided a form HUD 11706 signed by both Issuer and document custodian is attached, listing the totals. The machine printout must have the same format as the form HUD 11706.

At both initial and final certification, a complete Schedule of Pooled Mortgages must be submitted to the PPA, either directly by the document custodian or through the Issuer, under both the Ginnie Mae I and Ginnie Mae II MBS Programs.