

REVISIONS TO THE “SCHEDULE OF POOLED MORTGAGES” – CMHC 2824

PURPOSE

To notify NHA MBS participants of changes to the loan data file associated with the “Schedule of Pooled Mortgages” form, CMHC 2824, to include new mandatory and optional data fields as well as expand current data fields.

The new policy becomes effective January 14, 2019 and it applies to pools issued on or after August 1, 2019.

BACKGROUND

CMHC has consulted Approved Issuers and Custodians on the revision to the Schedule of Pooled Mortgages, CMHC 2824. The revision consists of the addition of ten new mandatory data fields, two optional fields for future use and expansion of two existing data fields (see “Policy Amendment” Section below).

The addition of the new data fields will benefit CMHC and Issuers through a timelier and automated capture of information at the time of pooling, which increases transparency and improves the allocation process. Data captured via four of the new mandatory data fields (i.e., Pool Administrator/Service/Originator/Titleholder) in the 2824 constitute essential information for overall Program management, as well as facilitate more in-depth data analytics, risk management and add more clarity to the monitoring process in relation to Program participants.

POLICY AMENDMENT

The Schedule of Pooled Mortgages, CMHC 2824, is revised to reflect the following changes to the loan data file:

TYPE OF CHANGE	DATA FIELD	DESCRIPTION
NEW DATA FIELDS		
MANDATORY	NHA MBS Pool Administrator	CMHC Institution Code associated with NHA MBS Pool Administrator
	Loan Insurance Type	Identifier associated with Loan insurance type (i.e., Homeowner, Multi-Family, or Portfolio)
	Loan Identifier	Unique identifier associated with Loan (for future use)
	Loan Servicer Code	CMHC Institution Code associated with the Loan Servicer
	Loan Originator Code	CMHC Institution Code associated with the Loan Originator
	Loan Registered Titleholder Code	CMHC Institution Code associated with the Loan Registered Titleholder
	Spread to loan index full term	Loan profile at issue date for floating rate loans
	Spread to loan index introductory	
	Introductory period remaining	
	Monthly payment equivalent	
OPTIONAL	Mortgage Registration Number	Identifier provided by the Land Registry Office or Land Titles Office when registering the charge against the property (if available in system)
	Property Identification Number	Identifier assigned by the Land Registry Office or Land Titles Office that is unique to the property securing the Loan (if available in system)
EXPANDED DATA FIELDS		
MANDATORY	Remaining Amortization in Months	Three additional decimal places added
	Property Address	Address block expanded

Effective Date of Change

This policy will take effect on January 14, 2019 and applies to pools issued on or after August 1, 2019.

ENQUIRIES

For further details on the changes to CMHC 2824, please contact Maki Okamoto at 416-250-3261, or Anna Anderson at 416-250-3264.

For more information on the NHA MBS Program visit the CMHC Web site at www.cmhc.ca or contact CMHC by email at securitization@cmhc.ca or by telephone at 416-250-2700 or by fax at 416-218-3312.



Mark Chamie
Vice-President, Capital Markets

APPENDIX – 2824 LAYOUT FOR NEW LOANS LOAD TRANSMISSION FILE

NHA MBS 2824 - Schedule of Pooled Mortgage Loans

New Loans Load Transmission File

File Layout: PLBULK.LAYOUT / PLLLOAD.LAYOUT

Revision date: Jan 17, 2019

All numeric fields (defined as 9) must be zero-filled and right justified.

Numeric field definition V represents implied decimal point.

All alpha/numeric fields (defined as X) must be left-justified and filled with spaces.

Fields defined as AA999 represent standard institution codes issued by CMHC and are in a 2-letter, 3-number format.

Files must be provided in Standard ASCII format.

Ability to transmit zipped files provided.

If Zipped - Original File prior to compression must be saved as 2824.TXT

New Pool Loan Detail Exchange Format

1) Record Type "P" - Pool Details

1-1	X	Record Type Value "P"
2-7	X(6)	Pool Issue Date MMDDYY
8-13	X(6)	Pool Maturity Date MMDDYY
14-28	9(13)V99	Opening Principal Balance of Pool
29-34	99V9999	Interest Rate of Pool
35-64	X(30)	Lead Underwriter for the Pool
65-72	9(8)	Pool #
73-77	AA999	Pool Administrator
78-400	X(323)	Filler (spaces)

2) Record Type "N" - Loan Details

1-1	X	Record Type Value "N"
2-21	X(20)	Issuer's Mortgage Loan Number
22-29	9(8)	CMHC Account Number
30	X(1)	Insurer
		Blank = CMHC
		0 = CMHC
		1 = GE
		2 = CGMI
		3 = NOT USED
		4 = PMI
		5-8 = Assigned Insurer Code
		9 = Uninsured
31-32	99	Insurance Type
		01 = Transactional Homeowner Insurance
		02 = Multi-Family Insurance
		03 = Portfolio Insurance
33-42	9(10)	Insurer's Account Number

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43-44	99	Loan Identifier (Future use only, to be left blank)
45-59	9(13)V99	Principal Balance of Loan
60-65	99V9999	Loan Interest Rate
66-68	9(3)	Term of Loan in Months
69-74	X(6)	Interest Adjustment Date MMDDYY
75-80	X(6)	Final Payment Date MMDDYY
81-86	999V999	Remaining Amortization in Months as at Issue Date
87-101	9(13)V99	Unpaid Balance as at Issue Date
102-121	X(20)	Filler
122-156	X(35)	Line 1 Mortgagor's Name
157-191	X(35)	Line 2 Mortgagor's Name cont'd or 1st line of Property Address
192-226	X(35)	Line 3 Property Address cont'd
227-261	X(35)	Line 4 Property Address cont'd
262-296	X(35)	Line 5 Property Address cont'd
297-331	X(35)	Line 6 Property Address cont'd
332-336	X(35)	Line 7 Property Address cont'd
367-401	X(35)	Line 8 Property Address cont'd
402-111	X(10)	Postal/Zip Code of Mortgaged Property (As per Canada Post)
412-431	X(20)	Filler (spaces)
432-436	AA999	Mortgage Loan Servicer Code
437-441	AA999	Mortgage Loan Originator
442-446	AA999	Title Holder Code
447-476	X(30)	Provincial Registration Number (Optional)
477-496	X(20)	Property Identification Number (Optional)

The following fields should only be populated for variable rate pools

497-502	99V9999	Spread to loan index full term
503-503	X	Sign indicator loan index full term (+ or -)
504-509	99V9999	Spread to loan index introductory
510-510	X	Sign indicator loan index introductory (+ or -)
511-516	9999V99	Introductory period remaining
517-528	9(10)V99	Monthly Payment Equivalent
529-886	X(358)	Filler

3) Record Type "R" - Loan Details for Substitutions

1-1	X	Record Type Value "S"
2-21	X(20)	Issuer's Mortgage Loan Number
22-29	9(8)	CMHC Account Number
30	X(1)	Insurer
		Blank = CMHC
		0 = CMHC
		1 = GE
		2 = CGMI
		3 = NOT USED
		4 = PMI
		5-8 = Assigned Insurer Code
		9 = Uninsured
31-32	99	Insurance Type (Transactional Homeowner Insurance, Multi-family Insurance and Portfolio Insurance)

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		01 = Transactional Homeowner Insurance
		02 = Multi-Family Insurance
		03 = Portfolio Insurance
33-42	9(10)	Insurer's Account Number
43-44	99	Loan Identifier (Future use only, to be left blank)
45-59	9(13)V99	Principal Balance of Loan
60-65	99V9999	Loan Interest Rate
66-68	9(3)	Term of Loan in Months
69-74	X(6)	Interest Adjustment Date MMDDYY
75-80	X(6)	Final Payment Date MMDDYY
81-86	999V999	Remaining Amortization in Months as at Issue Date
87-101	9(13)V99	Unpaid Balance as at Issue Date
102-121	X(20)	Filler
122-156	X(35)	Line 1 Mortgagor's Name
157-191	X(35)	Line 2 Mortgagor's Name cont'd or 1st line of Property Address
192-226	X(35)	Line 3 Property Address cont'd
227-261	X(35)	Line 4 Property Address cont'd
262-296	X(35)	Line 5 Property Address cont'd
297-331	X(35)	Line 6 Property Address cont'd
332-336	X(35)	Line 7 Property Address cont'd
367-401	X(35)	Line 8 Property Address cont'd
402-111	X(10)	Postal/Zip Code of Mortgaged Property (As per Canada Post)
412-431	X(20)	Filler (spaces)
432-436	AA999	Mortgage Loan Servicer Code
437-441	AA999	Mortgage Loan Originator
442-446	AA999	Title Holder Code
447-476	X(30)	Provincial Registration Number (Optional)
477-496	X(20)	Property Identification Number (Optional)

The following fields should only be populated for variable rate pools

497-502	99V9999	Spread to loan index full term
503-503	X	Sign indicator loan index full term (+ or -)
504-509	99V9999	Spread to loan index introductory
510-510	X	Sign indicator loan index introductory (+ or -)
511-516	9999V99	Introductory period remaining
517-528	9(10)V99	Monthly Payment Equivalent
529-886	X(358)	Filler

4) Record Type "Z" - Trailer Record

	1-1	X	Record Type Value "Z"
	2-16	9(15)	Total Records on File including P, N or R and Z types
	17-300	X(284)	Filler (spaces)