

June 1, 2023

APM 23-08

MEMORANDUM FOR: All Participants in Ginnie Mae Programs

FROM: Alanna McCargo, President

SUBJECT: Single Family Pool Delivery Module (SFPDM) Adoption for Single Family and Manufactured Housing Program Issuers

As announced in [APM 22-02](#) on January 31, 2022, Ginnie Mae is transitioning from Single Family and Manufactured Housing Program pooling in GinnieNET to the new Single Family Pool Delivery Module (SFPDM) in MyGinnieMae. Since SFPDM became available in April 2022, Single Family and Manufactured Housing Issuers have continued to actively transition from GinnieNET and have securitized over \$14 billion through the modernized application to date.

To remain compliant in Ginnie Mae's Single Family and Manufactured Housing Programs, Issuers must be pooling in SFPDM or testing their own Pool Delivery Dataset (PDD) in the Validation and Testing Tool (VTT) by July 31, 2023. Issuers planning to only submit Manual Entry pools must start using SFPDM by July 31, 2023, as PDD development is not required in this instance. The [SFPDM Training for Manual Entry Pool Submissions](#) provides step-by-step guidance on how to submit pools in SFPDM manually.

Ginnie Mae continues to monitor the transition of Issuers, while actively considering adoption data, industry trends, and Issuer feedback. To ensure smooth business operations for Issuers that may need to finalize their PDD testing after the July mandate, GinnieNET pooling functions will remain available until December 1, 2023.

Following December 1, 2023, SFPDM will be the only application available for Single Family and Manufactured Housing pooling. A subsequent APM will announce corresponding MBS Guide Changes. Ginnie Mae's latest SFPDM and PDD Adoption Timeline, PDD requirements, and additional SFPDM resources, can be found in [Modernization Bulletin #25](#). For questions and additional information regarding the transition to SFPDM and the PDD, please contact askGinnieMae@hud.gov.

