Ginnie Mae
SFPDM Training

April 26, 2022
2:00 PM – 3:30 PM EST

Agenda

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SFPDM Adoption Rollout Overview

Ginnie Mae is currently in the midst of the 18-month transition to the new Single Family Pool Delivery Module (SFPDM) and MISMO-compliant Pool Delivery Dataset (PDD) for the delivery of Single Family and Manufactured Housing issuance data.

APM RELEASE (APM22-02)

On January 31, 2022, Ginnie Mae released APM 22-02 announcing the start of the 18-month transition to SFPDM and the MISMO-compliant PDD. Issuers are expected to fully adopt SFPDM by the Ginnie*NET* Cutover.

FULL SFPDM RELEASE

Ginnie Mae is rolling out SFPDM to all Single Family (SF) and Manufactured Housing (MH) Issuers on **April 25th, 2022.** Issuers will be able to submit pools using the MISMO-compliant (v3.3) PDD or by manually entering pool and loan data.

END OF PRIMARY ADOPTION PERIOD

Ginnie Mae is planning for all SF and MH Issuers to adopt SFPDM for pool processing by the end of 2022. Issuers that have not pooled in SFPDM up to this point will be contacted regularly during the Case Management period.*

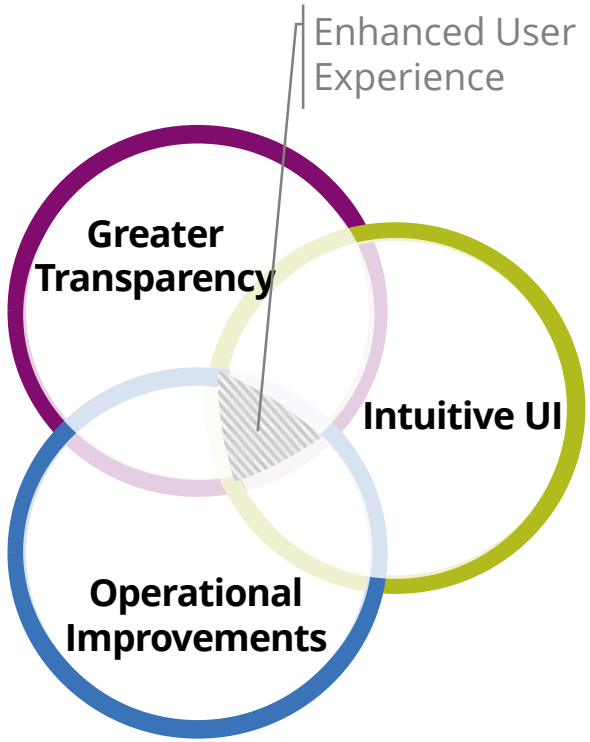
GINNIE*NET* CUTOVER

Ginnie*NET* will no longer be used for Single Family pooling. Only SFPDM will be available to Issuers for Single Family pooling.

*For more information regarding the expectations from Issuers during the SFPDM Adoption Window, refer to Modernization Bulletin #10.

Features and Benefits of SFPDM

The new SFPDM application will provide Issuers an overall enhanced user experience.



Transparency into Pool Submission

- Transparent views of the **pool submission progress from submission to issuance**, including an interactive graphic timeline of the pool status
- Enhanced **pool search and sort capabilities**, including search and filter feature on multiple data elements

Intuitive User Interface Design

- **User friendly design** with understandable edit rules and error messages
- My Dashboard provides a **customized at-a-glance overview** of your Issuer pools based on your user role and privileges
- **Quick access link** to view relevant HUD forms (e.g., 11705 & 11706)

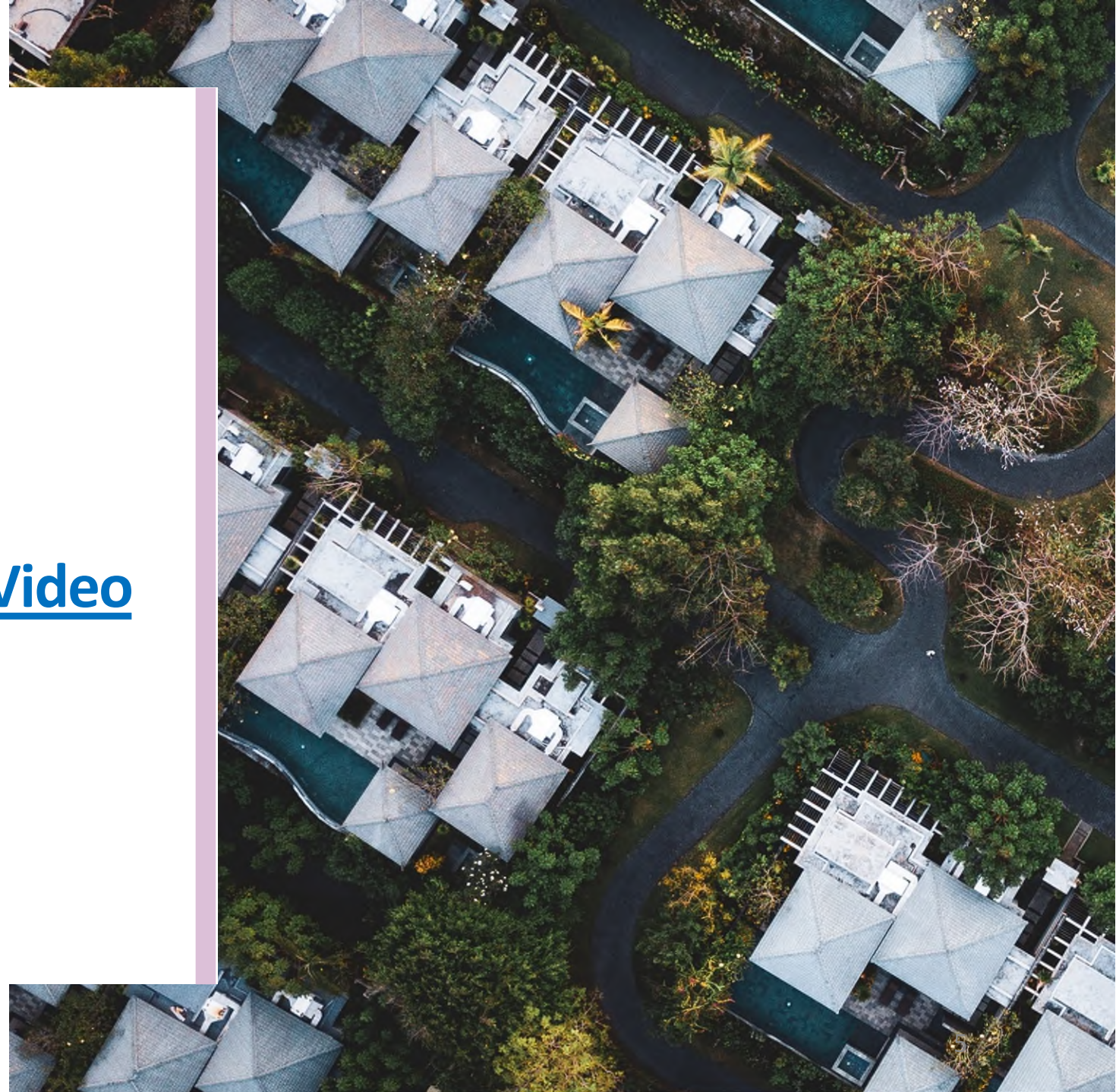
Operational Improvements to Pool Processing

- **Multiple pool and loan actions** now available on one screen
- **Add loans to a pool** without having to process entire submission
- **Pool summary header** with Issuer / Custodian contacts, last updated by, and other useful data
- New reporting capabilities that **save time for monthly pool reporting**

The SFPDM Adoption Team is dedicated to assisting you throughout the adoption period.

Training Demo

Watch SFPDM Tutorial Video



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Tips for SFPDM

Issuers should keep the following information in mind while preparing for the transition to SFPDM:

Preparation Step - Add Subscriber record

- Prior to adding Subscriber Accounts on Pool Details screen, add a Subscriber record in SFPDM Maintenance tab. Refer to User Manual section “Add an FRB Subscriber Record”

Pools Issued for Immediate Transfer (PIIT) / Transfer at Issuance (TAI)

- PIIT/TAI execution will be available in both Ginnie*NET* and SFPDM during the 18-month Adoption Period
- Transfers of PIIT/TAI pools can only be accepted using the same pooling application that they were initiated in
- Issuers do not have to begin pooling in SFPDM to accept a transfer in SFPDM

Segregation of Duties

- Authorized Signers can view the Pools created by the Data Entry users prior to submitting to the Document Custodian to be certified.
- The Pools created by the Data Entry users are not editable by the Authorized Signers at any stage including Draft. Similarly, the Pools created by the Authorized Signers are not editable by the Data Entry users.
- The above segregation is temporary and expected to be removed by start of pooling in June 2022.

Tips for SFPDM (continued)

Issuers should keep the following information in mind while preparing for the transition to SFPDM:

ADMINISTRATIVE ITEMS

- Pool Attestation will occur through GinnieNET. Both 11705 and 11706 HUD Forms require review and Attestation to submit pools for initial certification. The Attestation Workflow is described in the User Manual section ”Submit for Attestation and Initial Certification”
- The 11705 / 11706 HUD Forms are available in both SFPDM and Ginnie*NET*. Forms generated in either system will be considered the documents of record during the 18-month Adoption Period
- Your Document Custodians are not impacted by the transition to SFPDM, and they will continue to certify the pools through Ginnie*NET*
- Daily Pool sweeps remain at 2 PM EST and 9 PM EST each business day
- When creating a Pool manually, enter an initial minimal value of $1000.00 in the Original Subscription Amount field. Once all the loans are added to the pool, return to Pool Details to update the value accordingly. Original Subscription Amount is required field on Pool Details but the amount is not finalized until all the loans are entered.

Upcoming SFPDM Enhancements

SFPDM will continuously be improved via enhancements based on Issuer feedback.

Edits Report CSV version

This enhancement will allow to download the SFPDM Edits Report in CSV format as an alternative to PDF format.

The CSV version is useful when transitioning an Issuer's internal processing of validation errors, similar to current Ginnie*NET* functionality.

Improved Navigation Performance

This enhancement allows for quicker SFPDM page loads and navigation to improve your user experience.

Pool Types

The inclusion of new Re-performing (RG) and Extended Term (ET) Pool Types will become supported by SFPDM, prior to the Ginnie*NET* cutover.

SFPDM Export File

As part of the transition to SFPDM, Ginnie Mae is replacing the legacy flat file export containing pool information with the new MISMO-compliant XML export.

SFPDM Adoption Impact to Pool Data Export:

At the conclusion of 18-month Adoption Window, pool information will only be available for export in SFPDM as **MISMO-compliant XML.**

Ginnie Mae encourages Issuers to begin planning to modify their existing processes to use the new XML file in place of the legacy flat file (sometimes referred to as "11705 and 11706 data").

Accommodation during 18-Month Adoption Window:

At this time, Ginnie Mae will continue to allow Issuers to export their pool data as flat files from Ginnie*NET*. Please note that this capability will not remain after the 18-Month Adoption Window.

Issuers / Servicers should take the following steps to complete any necessary modifications:

1. Identify Impact to Current Business Processes: Issuers should identify whether any of their business processes, such as monthly investor reporting, rely on the current flat file export.

2. Review Resources: Issuers should review the PDD Implementation Guide and additional SFPDM Adoption resources on GinnieMae.gov within the Modernization Initiatives page and under the "SFPDM-MISMO" dropdown.

3. Engage your IT Team: Issuers are encouraged to engage their IT teams to begin planning out the necessary modifications to use the new XML Export.

Next Steps

Upcoming activities after this training session:

1

Verify Access to SFPDM

Users identified with the following functional roles:

- SF-Loan Delivery and Pooling Basic Users
- SF-Loan Delivery and Pooling Authorized Signers

will automatically receive access to SFPDM by 4/25/22.

Please contact ginniemae1@bnymellon.com or Ginnie Mae Customer Support at 1-833-466-2435 to provision additional SFPDM access.

2

Review Training Materials

The following resources will be available on the Tools and Resources page of GinnieMae.gov:

- SFPDM User Manual
- SFPDM Adoption FAQs
- SFPDM QRCs
- SFPDM Demo
- This Training Presentation

Please see the Appendix for additional resources.

3

Submit Production Pools Through SFPDM

After working with your Vendor to develop and validate your PDD using the VTT, you will be able to submit pools through SFPDM.

4

Provide Feedback

Attend monthly meetings and reach out to our support mailboxes / phone lines to provide feedback on SFPDM and help shape future system enhancements.

Q&A

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Appendix

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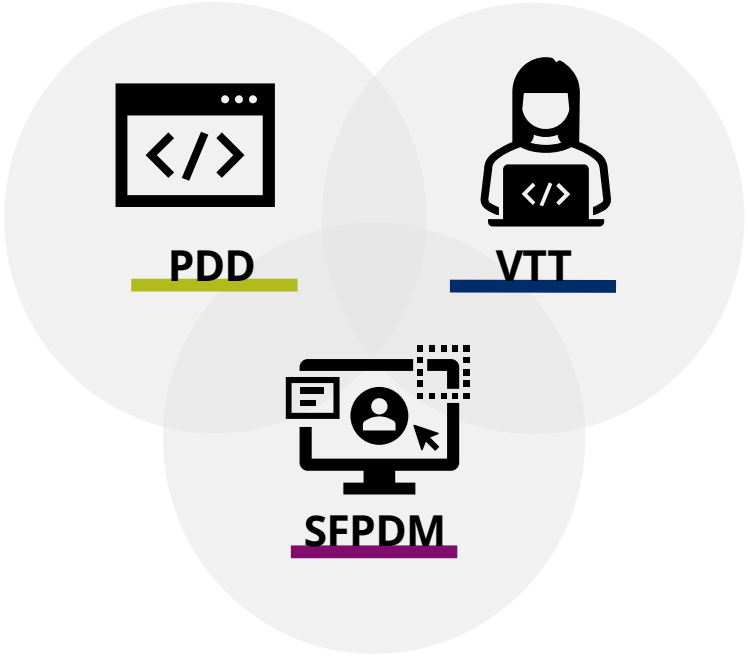
SFPDM Components

The SFPDM components listed below are key to successfully submitting monthly issuances through SFPDM



Pool Delivery Dataset (PDD)

MISMO v3.3-compliant XML-formatted data for Single Family pools

- PDD Implementation Guide
- PDD Implementation Guide Appendices
- PDD Quick Guides
- Frequently Asked Questions

Validation Testing Tool (VTT)

Testing the application for validating PDD structural and data qualifications

- VTT Training Recording
- VTT Training Presentation
- VTT User Manual
- VTT Quick Reference Card (QRC)

Single Family Pool Delivery Module (SFPDM)

New production application to accept MISMO-compliant pool submissions

- SFPDM User Manual
- SFPDM QRCs
- FAQs
- SFPDM Demo

You will receive the above resources following this meeting.

Please note: *Manual Entry Issuers will not have to develop the PDD or test in VTT as it relates to Adoption. They can begin manually submitting pool and loan data within SFPDM after receiving access.*

SFPDM Adoption Expectations

SFPDM Issuers are expected to adhere to the following guidelines in order to be successful:

1

Submit All Single Family (SF) Pool Issuances through SFPDM

- Issuers must **submit their new SF pools through SFPDM**, except for
  - Reperforming (RG) Loan pools
  - Extended Term (ET) Pool Types
  - Ginnie Mae plans to make these pool types available in SFPDM prior to the Ginnie*NET* cutover

2

Uniform Use of SFPDM Within Your Organization

- **Every user from a participating organization is expected to use SFPDM** as their submission application for SF pools
- There should not be any cases where some of an Issuer's users submit through SFPDM, while others use Ginnie*NET*

3

Continue to Use SFPDM Exclusively Going Forward*

- Users must **continue to use SFPDM in place of Ginnie*NET*** for the submission of applicable SF pool types going forward

*Except for unsupported pool types (RG and ET)

- Users that must revert to using Ginnie*NET* for SF pools are expected to reach out to the Ginnie Mae Customer Support at ginniemae1@bnymellon.com

Please note: *Issuers should maintain the ability to deliver SF pools through GinnieNET as a risk mitigation in rare instances that SFPDM is not able to support a pool type.*