

This publication will be used periodically to provide notifications and information about Ginnie Mae Modernization efforts. This is not a device to implement official policy changes to Ginnie Mae's Mortgage-Backed Securities (MBS) programs. If you have any comments or suggestions on how to make this publication more informative and helpful, please contact [askGinnieMae@hud.gov](mailto:askGinnieMae@hud.gov).

## GinnieNET to SFPDM Cutover Effective December 1, 2023

Per [APM 23-08](#), released on June 1, 2023, Ginnie Mae will complete the transition from GinnieNET to the Single Family Pool Delivery Module (SFPDM) on December 1, 2023. Effective this date, Single Family (SF) and Manufactured Housing (MH) pooling capabilities in GinnieNET will be disabled for all users, and SFPDM will become the only application available for SF and MH pooling activities. A forthcoming APM later this month will announce the corresponding MBS Guide updates ahead of the cutover.

### KEY REQUIREMENT FOR FINAL GINNIE NET POOLS



To ensure a smooth transition, **ALL pools uploaded or entered in GinnieNET must be submitted for initial certification prior to December 1<sup>st</sup>.**

### KEY GINNIE NET CUTOVER REMINDERS

#### What will change:

- Single Family and Manufactured Housing pooling capabilities in GinnieNET will be disabled for all Issuers.

#### What will not change:

- Document Custodian functions will continue to occur through GinnieNET.
- All reports, data exports and forms (including the 11705 and 11706) available through GinnieNET prior to December 1st will remain available through GinnieNET.
- All reports, data exports and forms (including the 11705 and 11706) available through SFPDM prior to and after December 1st will remain available through SFPDM.
- Monthly Investor Reporting requirements and processes remain the same. However, Issuers are advised to ensure that their processes do not rely on the GinnieNET flat file format (.txt). Pool/loan data exports for submitted pools are only available as a MISMO-compliant dataset (.xml) and excel format (.xls) in SFPDM.
- The Validation & Testing Tool (VTT) will remain available for PDD file testing.

Issuers must work with their internal technology teams or external software vendors (as applicable) to finalize PDD testing and complete their transition to SFPDM. Issuers should continue to leverage training resources available on the [Modernization Initiatives page](#) (under "SFPDM-MISMO" dropdown) and [Training section](#) of GinnieMae.gov.

For any SFPDM inquiries, email [askGinnieMae@hud.gov](mailto:askGinnieMae@hud.gov) or call 1-833 GNMA HELP / 1-833-466-2435.

Ginnie Mae is a wholly owned government corporation within the U.S. Department of Housing and Urban Development. Ginnie Mae pioneered the mortgage-backed security (MBS), guaranteeing the very first security in 1970. An MBS enables a mortgage lender to aggregate and sell mortgage loans as a security to investors. Ginnie Mae securities carry the full faith and credit of the United States Government, which means that, even in difficult times, an investment in Ginnie Mae is one of the safest an investor can make.

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