

Single Family Issuer Training

Pooling Processes and Systems: Session 1

Presented by
BNY

February 17, 2026



Course Agenda

Session 1:

- 1 | Introduction
- 2 | Path of a Pool
- 3 | Prerequisites for Pooling
- 4 | Ginnie Mae Website Information
- 5 | Resources

Session 2:

- 1 | Introduction
- 2 | Single Family Pool Delivery Module (SFPDM)
- 3 | SFPDM: New Pool Processing
- 4 | SFPDM: Demo
- 5 | Resources

Session 3:

- 1 | GinnieNET: Certification Module
- 2 | Introduction
- 3 | Document Custodian Transfer Requests
- 4 | Resources

Introduction

Presenters

Wade Gayle, Bank of New York



Touhid Ali, Bank of New York



Common Field Review Findings

The table below highlights common findings identified during field reviews. Findings relevant to this session's content are indicated in purple and will be addressed in the relevant section of the presentation.

Finding ID	Description	Legend
400229	Account title of P&I custodial account (s) per bank signature card and/or Form HUD-11709 is incorrect	1
400301	Account title of T&I Custodial Account(s) per bank signature card and/or Form HUD-11720 is incorrect	2
510125	Loan liquidated for which a Form HUD 11708 could be provided	3

Path of a Pool

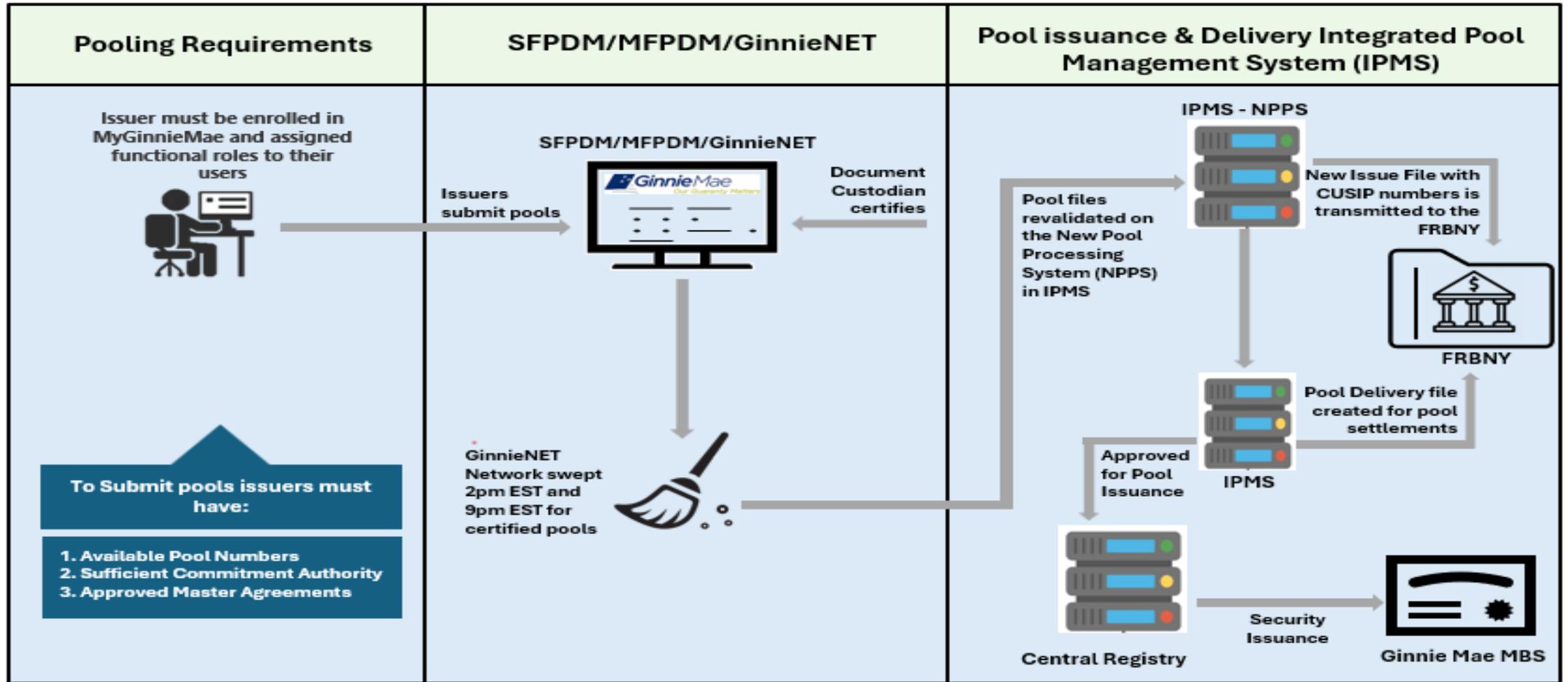
Overview

**Pool Submission, Processing,
Issuance & Delivery Diagram**

Pooling Timeline

Knowledge Check

Pool Submission, Processing, Issuance & Delivery Diagram



Initial Certification



GinnieNET/SFPDM network is swept twice each business day for processing and issuance of pools certified by the Document Custodian.

2:00 PM Sweep

Certified Pools/Loan Packages



Pools certified prior to 2:00 PM EST

Will be considered **1 Day Processing** and may be delivered for settlement the next business day.

9:00 PM Sweep

Certified Pools/Loan Packages



Pools certified after 2:00 PM EST
But before 9:00 PM EST

Will be considered **2 Day Processing** and may be delivered for settlement in two business days.

Deleting Pools After Certification

Contact Ginnie Mae Customer Support at 1-833-GNMA HELP / 1-833-466-2435. Pool(s) can only be deleted between the hours of 2:00 PM - 4:00 PM EST by the PPA.

Issuers have until 12 Noon to perform an Auto-Recall on SFPDM. After 12 Noon but before 4:00 PM - EST, Issuers must contact Ginnie Mae Customer Support at 1-833-GNMA HELP / 1-833-466-2435 for assistance with deleting pool(s).

Knowledge Check #1



Polling Questions

Prerequisites for Pooling

Overview

Enroll on MGM

SecurID Token Assigned

**Introduction to MyGinnieMae
(MGM) Portal**

Master Agreements

Commitment Management

Request Pool Numbers

Knowledge Check

Introduction to MyGinnieMae (MGM) Portal

-  **MyGinnieMae** is a single gateway to all Ginnie Mae's systems, applications, and resources, that boosts efficiency for our business partners
-  The portal provides enhanced security and a single entry-point to all approved applications for individual users, as well as a seamless user registration and access request process for both the user and the approving authority
-  **MyGinnieMae** serves as a primary platform for extending information technology (IT) capabilities to the Ginnie Mae community. MyGinnieMae delivers security features which Ginnie Mae established.

Access MyGinnieMae at <https://my.ginniemae.gov> using the Chrome or Edge web browsers.



MGM Roles & Responsibilities

Organization Administrators are privileged users who **control system access, assign functional roles, and perform other user management activities**. These individuals are responsible for ensuring that End Users at their respective organizations are provided the appropriate level of access for their business role with Ginnie Mae and for the maintenance of those user accounts. Formerly known as Security Officers and Enrollment Administrators.

User Types



Operations Administrator

Operations Administrators have general oversight of the Portal. They can only provide final acknowledgement of access requests and cannot make any changes to end user accounts.

This function is provided by BNYM Operations on behalf of Ginnie Mae, with Ginnie Mae information Security serving as the Super Administrator over the entire system.



Organization Administrator

Organization Administrators have the privilege to invite end users to register for a Portal account, approve user registration, initiate access request via functional role assignment to user and approve the access request within a single organization.

Note: Separation of duties within the registration and access request workflows does not allow the Organization Administrator to initiate a registration and approve that same registration nor request access via functional role assignment and approve that same access request. A minimum of three Org Admins are required and it is recommended to have more than the minimum from an operational perspective.



End User

End Users are the various types of Ginnie Mae employees, business partners, and contractors who require access to the business applications and information within the Portal, including various self-service functions.

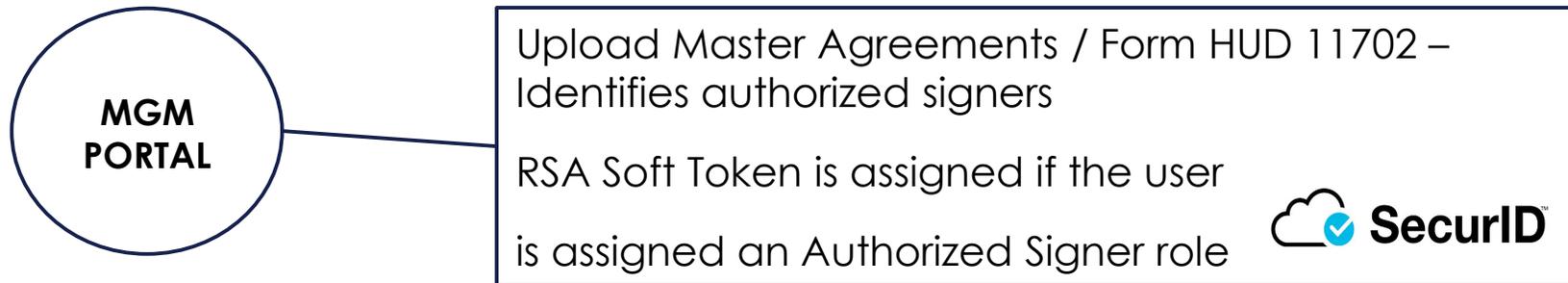
MGM Roles & Responsibilities

End Users are provided access based on their business activities which are organized into meaningful access profiles called Functional Roles. Use of **Functional Roles ensure users have an appropriate level of access in relation to their job functions/responsibilities**, enforces the least privilege principle, and makes the account provisioning/de-provisioning actions easier for Organization Administrators. These roles are grouped and vary by type (Single Family, Multifamily, HECM, etc.).

Role	Role Description
SF-Loan Delivery and Pooling Basic User	Upload/enter pool and loan information for delivery; verify availability of commitment authority; clear document deficiencies and pooling exceptions; access to prepare but not execute PIIT/TAI transactions.
SF-Loan Delivery and Pooling Authorized Signer	Only for HUD 11702 signatories. All rights of a Loan Delivery and Pooling Basic User, plus; authority to submit pools for issuance, request additional commitment authority and execute PIIT/TAI transactions
MF-Investor Reporting Basic User	Submit monthly pool and loan level accounting data; submit quarterly custodial account verification data; review monthly remittance information, review monthly reporting exception feedback and errors.
MF-Investor Reporting Authorized Signer	Only for HUD 11702 signatories. All rights of an Investor Reporting Basic User, plus; authority to certify the monthly pool and loan accounting report; submit edits needed to clear exception feedback and monthly reporting errors.
HECM-Compliance and Oversight User	Review portfolio servicing and investor reporting metrics and reports; oversee subservices performance when applicable.
SS-Investor Reporting Basic User	Submit monthly pool and loan level accounting data; submit quarterly custodial account verification data; review monthly remittance information, review monthly reporting exception feedback and errors

Enroll on MGM & Request Soft Token

- ✓ Enroll as user on MGM with functional roles that allow the upload of Master Agreements, request of Commitment Authority and Pool Numbers.
- ✓ Request sufficient Commitment Authority to guarantee MBS issuance.
- ✓ SFPDM Access.
- ✓ Obtain pool numbers.



[RSA SecurID Quick Reference Card](#)

[Government National Mortgage Association Systems Access Forms](#)

Appendix III-29(E)-Ginnie Mae Systems Access/RSA SecurID Token Request, Page 28

MGM Portal Login Screen

GinnieMae Our Guaranty Matters **MyGinnieMae** [Login](#)

My Ginnie Mae Digitally Connects Each Member of the Ginnie Mae Community

Document Custodians Issuers Investors Ginnie Mae Servicers Subservicers

PAUSE

MyGinnieMae.gov maintenance OTP delivered to a smart device My Ginnie Mae Community Modernization Effort

Welcome to MyGinnieMae, the new Ginnie Mae Enterprise Portal!
MyGinnieMae is a self-servicing portal that will provide a one-stop-shop for the Ginnie Mae business community. It offers advanced portal features that connects users, promotes collaboration, and shares organizational knowledge. This is the first release MyGinnieMae, which is being introduced with a controlled set of features and is made accessible to a selective set of users.

Doing Business with Ginnie Mae **Ginnie Mae's Role in Housing Finance** **Media Center**

MGM Government Security Disclosure



MyGinnieMae

Government Security Disclosure

You are accessing a U.S. Government information system, which includes (1) this computer, (2) this computer network, (3) all computers connected to this network, and (4) all devices and storage media attached to this network or to a computer on this network. This information system is provided for U.S. Government-authorized use only.

Unauthorized or improper use of this system may result in disciplinary action, as well as civil and criminal penalties.

By using this information system, you understand and consent to the following:

1. You have no reasonable expectation of privacy regarding any communications or data transiting or stored on this information system. At any time, the government may for any lawful government purpose monitor, intercept, search and seize any communication or data transiting or stored on this information system.
2. Any communications or data transiting or stored on this information system may be disclosed or used for any lawful government purpose.
3. Your consent is final and irrevocable. You may not rely on any statements or informal policies purporting to provide you with any expectation of privacy regarding communications on this system, whether oral or written, by your supervisor or any other official, except HUD or Ginnie Mae's Chief Information Officer.

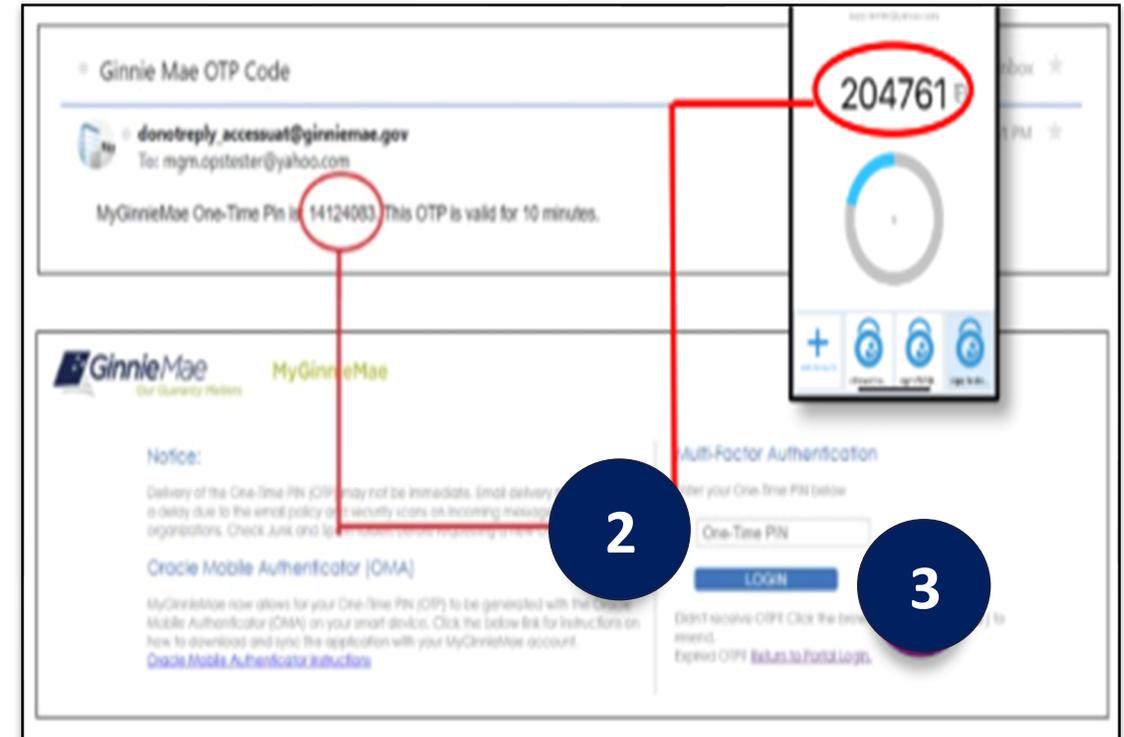
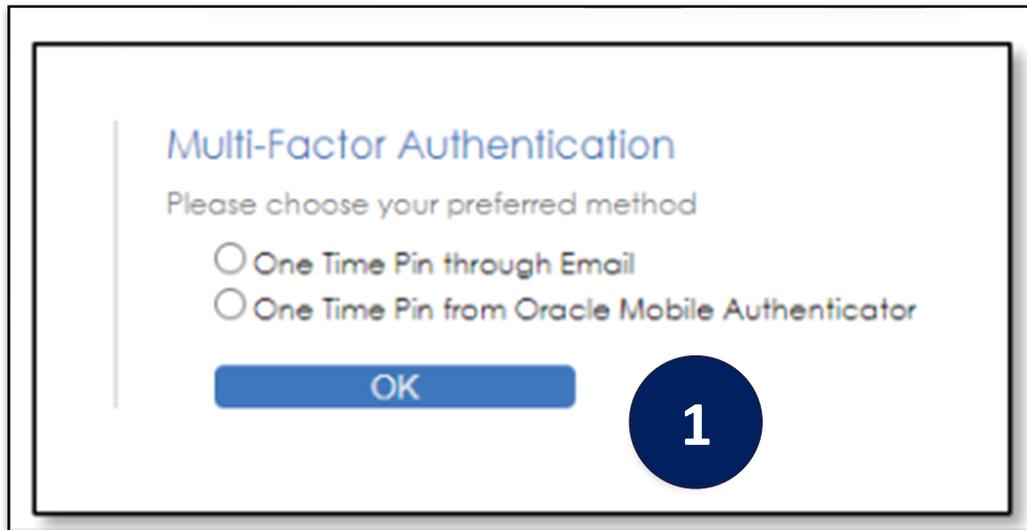
Initial Authentication

Please provide your username and password.

[Forgot Password?](#)

["Logging into MyGinnieMae" Quick Reference Card](#)

Multi-Factor Authentication – One Time Password (OTP)



MGM 'My Dashboard' Landing Page

Inside MyGinnieMae, the **My Dashboard** screen displays. My Dashboard is a landing page that has been tailored for different user types to provide easier access to key information and applications.

The screenshot displays the MyGinnieMae 'My Dashboard' landing page. The page features a header with the GinnieMae logo and navigation links. A main banner announces the 'MFPDM Application' as 'Now Available'. Below the banner are several quick links for 'MyGinnieMae.gov maintenance', 'How to become a Ginnie Mae issuer', 'Personalization', 'My Ginnie Mae Community', and 'My Messages'. The dashboard is divided into two rows of metrics. The top row shows: 'All MF Pools' (89), 'Draft' (38) with a 'LAST UPDATED Pool BE3454' by Julian Tsui on 05/09/15, 'Submitted for Final Certification' (29) with a 'LAST UPDATED Pool BC5892' by Ravi Jaiswal on 05/09/15, 'Final Certified' (15) with a 'LAST UPDATED Pool BC5894' by Ravi Jaiswal on 04/13/15, 'Issued' (7) with a 'LAST UPDATED Pool BE3431' by Julian Tsui on 04/22/15, and 'TAI Pools' (0). The bottom row shows: 'Ready for Submission' (0), 'Errors' (18) with a 'LAST UPDATED Pool BE3452' by Julian Tsui on 05/09/15, 'Rejected' (0), 'Passed' (64) with a 'LAST UPDATED Pool BC5892' by Ravi Jaiswal on 04/13/15, and 'Favorites' (3) with a 'LAST UPDATED Pool BC5849' by Ravi Jaiswal on 04/13/15.

Break

Accessing Master Agreements Management System (MAMS)

1. From any screen in the MGM portal, select the **Tools** dropdown at the top of the screen
2. Then look for **MAMS** under **Applications**

The screenshot displays the top navigation bar of the MGM portal. On the right side, there are three main navigation items: 'Communities' with a dropdown arrow, 'Tools' with a dropdown arrow and a checkmark, and 'Knowledge Center' with a lightbulb icon. The 'Tools' dropdown is highlighted with a red box. Below the navigation bar, the main content area is divided into several sections. On the left, under the heading 'Applications', there is a list of application names: RFS, eNOTE, IPMS, PTS, MAMS (highlighted with a red box), RPN, CM, and Verify Role Assignment. In the middle, under the heading 'Other Applications', there is a list: GinieNET, GEMS, IRD, and PDD Validation Tool. On the right, under the heading 'Bookmarks' with an 'Edit' link, there are two columns of bookmark names: AllRegs, eMBS, FHA Website, Ginie Mae, HUD Locator, MBA, MBS - GA, MBS Guide, RH, VALERI, Bloomberg, FHA Connection, Fitchratings, HUD, Issuer Calendar, MBS - DD, MBS - MDS, Pay.gov, and VA - HUD.

Accessing Master Agreements Management System (MAMS)

3. Select Master Agreements

Processing & Servicing

Master Agreements Submission Center

Summary Search Forms Create Form

Status
All Clear All Filters Apply Filters

Issuer Number	Issuer Name	eIssuer	PIIT Eligibility	Issuer Status	Participation Agent Status	Subservicer Status
4083	CELINK	No	No	Pending	N/A	Pending

Showing 1 - 1 out of 1 25 < First < Previous **1** Next > Last >

Master Agreements Requirements

Ginnie Mae Issuers must complete an **initial Master Agreement submission** to be eligible to issue Ginnie Mae pools. Issuers are required to **submit a complete set of Master Agreements** which consists of the forms listed in the table below.

Detailed information about each required Master Agreement is provided in the MAMS User Manual:

[MAMS User Manual](#)

Form Number	Form Name	Page #
Form HUD 11702	Resolution of Board of Directors and Certificate of Authorized Signatures	Page 14
Form HUD 11703-II	Master Agreement for Participation Accounting	Page 25
Form HUD 11707	Master Servicing Agreement	Page 20
Form HUD 11709	Master Agreement for Servicer's P&I Custodial Account	Page 21
Form HUD 11709-A	ACH Debit Authorization (Does not Require Renewal)	Page 22
Form HUD 11715	Master Custodial Agreement	Page 23
Form HUD 11720	Master Agreement for Servicer's Escrow Custodial Account	Page 24

The screenshot displays the 'Processing & Servicing' interface for the 'HUD-11703-II - Master Agreement For Participation Accounting' form. The form is divided into several sections: 'Issuer Details' with fields for Issuer Number and Issuer Name; 'Document Date' with a date picker and a 'Signed By' field; 'Consideration' with a text area; 'Serviced By' with radio buttons for 'Issuer' and 'Participation Agent'; and 'Participation Agent Details' with fields for Issuer Number, Issuer Name, Entity Type, Address (Line 1 and Line 2), City, State, Zip Code, and a 'Signed By' field. At the bottom, there are buttons for 'View as HUD PDF', 'Save as Draft', 'Save for Submission', and 'Cancel'. A red dashed arrow points from the 'Form HUD 11703-II' row in the table to the 'HUD-11703-II' form title in the screenshot.

Master Agreements Requirements

Ginnie Mae Issuers are responsible for **initiating the documentation required to complete the Master Agreements Submission process**. Details about the forms and processes required to complete the submission process are provided in: [MAMS User Manual](#)

In addition:

The [MAMS Quick Reference Card](#) provides procedures and information for the topics listed below:

- Create a Form
- Print Agreements
- Upload/Import Completed Forms
- Search/View Forms
- Submission Center



Managing Master Agreements in MAMS
ISSUER QUICK REFERENCE CARD

This Quick Reference Card provides an overview of instructions for managing master agreements in MAMS.

Access MYGINNIEMAE

1. Navigate to **MyGinnieMae** via <https://my.ginniemae.gov>. Select **Login** to login with your MyGinnieMae credentials.
2. Select the **Tools** dropdown at the top of the Dashboard.
3. Select **MAMS** under IPMS Applications.

NOTE: A new window will open to display the primary navigation screen providing the following functions:

CREATE A FORM

4. Select the desired form from the **Create Form** drop-down menu.
5. Complete the form. Required fields are indicated with an asterisk. Select **Save as Draft** or **Save for Submission**.



Master Agreements Renewals

On an **annual basis** Issuers must **recertify their eligibility** by completing the **renewal process**.



Ginnie Mae requires the **recertification of Master Agreements** annually between:

October 1st – December 31st

Important to **start recertification process** as early as **October 1** to **reduce year-end spike** in volumes.

If an Issuer **does not complete their recertification** within the renewal period, they will **not be eligible to issue Ginnie Mae pools** and will have to **repeat the initial submission process**.

Master Agreements Renewals Cont'd

Issuers will receive an email with the subject “**Master Agreement Renewal Package for 2025**” starting in October providing the outstanding forms awaiting renewal.



Beginning on **October 1st**, the report is created and sent every Monday

Starting on the **2nd week of November**, the report is sent each Monday and Thursday

Starting the **1st week of December**, the report is sent on each Monday, Wednesday and Friday

For the final **2 weeks of December**, the report is sent every day

Common Field Review Findings: 400229/400301

1

2

P&I/T&I Custodial Accounts – Account Titling Errors

Ginnie Mae's Office of Issuer & Portfolio Management (Compliance Branch) conducts Field Reviews to assess Issuer compliance with the MBS Guide.

One of the most frequent findings is:

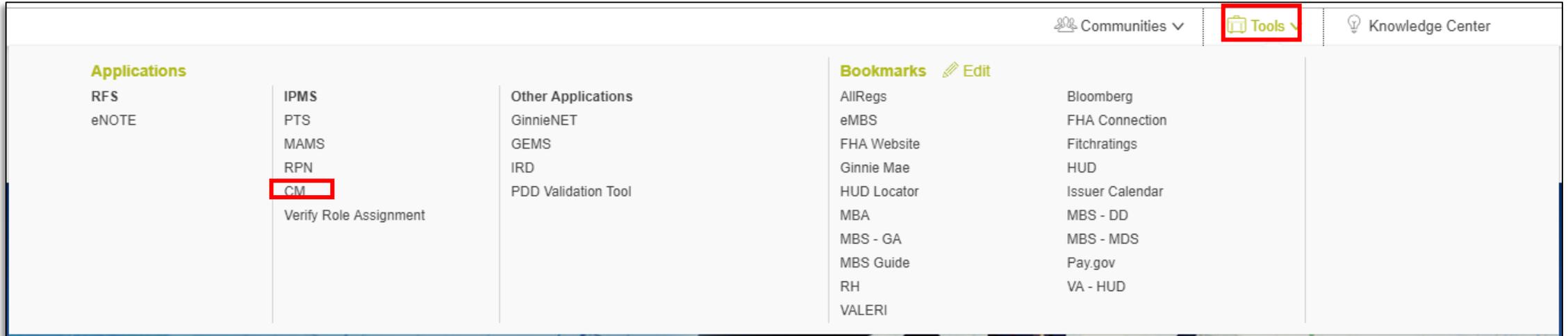
Finding 400229/400301: Incorrect account title for **P&I/T&I custodial account(s)** as reflected on the **bank signature card** and/or **Form HUD-11709/HUD-11720**.

A few tips to help avoid this finding:

- Ensure the **custodial account form (HUD-11709/HUD-11720)** and **bank signature card** match **verbatim** to the **full legal name of the entity**.
- To verify the full legal name, **IRS Form W-9 will be requested:**
 - **Line 1** – Owner's full legal name
(Used to verify the full legal name on custodial account forms and signature cards)
 - **Line 2** – Disregarded entity name (if applicable)
(Used when the Issuer is a disregarded entity of another entity/individual to verify the full legal name on custodial account forms and signature cards)
 - Also, on Line 2 of the W-9 may be your DBA if applicable. Your DBA is not your legal name.
- Use **only acceptable acronyms** as permitted in **MBS Guide, Chapter 16, Part 13**.
- If you are unable to comply with Ginnie Mae's MBS Guide requirement, contact your Account Executive.

Accessing Commitment Management (CM) Via MGM

1. From any screen in the MGM portal, select the **Tools** dropdown at the top of the screen
2. Then look for **CM** under **Applications**



The screenshot displays the MGM portal interface. At the top right, there are navigation links for 'Communities', 'Tools', and 'Knowledge Center'. The 'Tools' dropdown menu is expanded, showing a list of applications. The 'Applications' section is highlighted, and the 'CM' option is selected and highlighted with a red box. The 'Bookmarks' section is also visible, with an 'Edit' link next to it.

Applications	Other Applications	Bookmarks	Knowledge Center
RFS	IPMS	AllRegs	Bloomberg
eNOTE	PTS	eMBS	FHA Connection
	MAMS	FHA Website	Fitchratings
	RPN	Ginnie Mae	HUD
	CM	HUD Locator	Issuer Calendar
	Verify Role Assignment	MBA	MBS - DD
		MBS - GA	MBS - MDS
		MBS Guide	Pay.gov
		RH	VA - HUD
		VALERI	

Accessing Commitment Management (CM) Via MGM

3. Select COMMITMENT MANAGEMENT

The screenshot displays the GinnieMae MyGinnieMae interface. At the top, the GinnieMae logo and 'MyGinnieMae' are visible. The user is logged in as 'Hello Cmhm' with ID# 4083. The navigation menu includes 'My Dashboard' and 'GinnieNET'. The main content area is titled 'Processing & Servicing' and contains a 'Commitment Management' link, which is highlighted with a red box. Below this, there are tabs for 'Summary' and 'Request Commitment'. A filter section shows a 'Status' dropdown set to 'All', with 'Clear All Filters' and 'Apply Filters' buttons. A summary bar at the bottom of the filter section shows 'Issuer Number: 4083', 'Issuer Name: CELINK', and 'Program Type: SL-HECM', along with a 'Request Commitment' button. Below this is a table of commitment requests.

Request Number	Available Amount	Amount Requested	Amount Approved	Requested by	Requested Date	Approval Date	Expiration Date	Status
80108638	\$0.00	\$1,500,000.00	\$0.00	Tom Wu	08/16/2018			Ginnie Mae Declined
80108900	\$0.00	\$10,000,000.00	\$0.00	Tom Wu	01/08/2019			Cancelled
80110020	\$0.00	\$1,500,000.00	\$0.00	Cmhm Authsig_One	05/10/2021			Cancelled
80110021	\$0.00	\$1,500,000.00	\$0.00	Cmhm Authsig_One	05/11/2021			Cancelled

Commitment Authority Requests

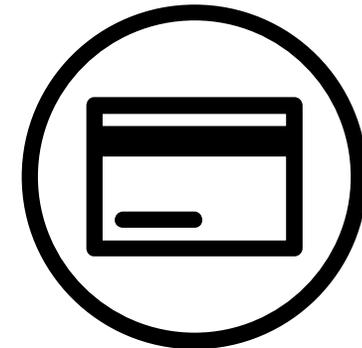


An Issuer must comply with Ginnie Mae's eligibility requirements and have **sufficient Commitment Authority available** to successfully issue Ginnie Mae securities.

Commitment Authority allows an Issuer to **issue up to an authorized dollar amount of securities** and constitutes a commitment line balance.

The **Commitment Management (CM) Application** replaces the manual submission of documents, submission of fees via www.pay.gov and provides an Issuer with an automated method to:

- **Submit requests** for Commitment Authority
- **Confirm** the associated commitment fee
- **Proactively monitor** their Commitment Authority balance and request status
- **Submit payment instructions** for ACH debit of commitment fees
- **Request** reports



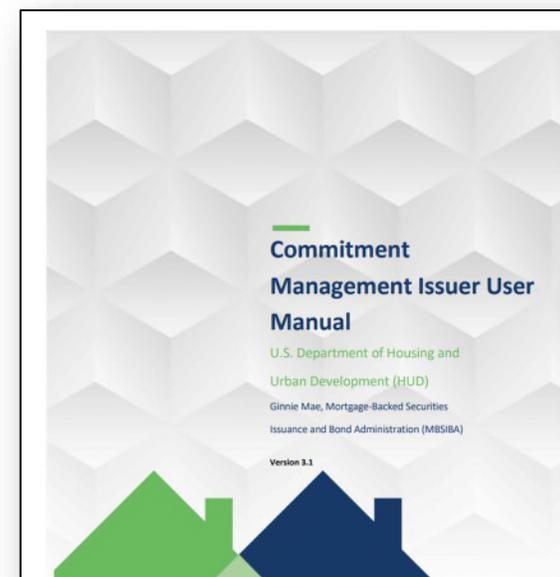
Commitment Management Application

- An Issuer must comply with Ginnie Mae's eligibility requirements and **have sufficient Commitment Authority available** to successfully issue Ginnie Mae securities
- Commitment Authority allows an Issuer to **issue up to an authorized dollar amount of securities** and constitutes a commitment line balance.

The Commitment Management (CM) Application replaces the manual submission of documents, submission of fees via www.pay.gov, and provides an Issuer with automated methods for the following procedures.

[Commitment Management Application Issuer User Manual](#)

Procedure	Page #
Submit requests for Commitment Authority	Pages 7 – 12
Confirm the associated Commitment Fee	Page 10
Proactively monitor their Commitment Authority balance and request status	Pages 13 - 14
Submit payment instructions for ACH debit of commitment fees	Page 10
Request reports	Pages 17 - 26



Commitment Management Application Information

The [Commitment Management Quick Reference Card](#) provides procedures and necessary information for:

- Commitment Management (CM) Summary Screen
- View Submitted Requests
- Run Reports



Using the Commitment Management Application
ISSUER QUICK REFERENCE CARD

This Quick Reference Card provides an overview of the Commitment Management (CM) application.

Access MYGINNIEMAE

1. Navigate to **MyGinnieMae** via <https://my.ginniemae.gov>. Select **Login** to login with your MyGinnieMae credentials.
2. Select the **Tools** dropdown at the top of the Dashboard.
3. Select **CM** under IPMS Applications

The Ginnie Mae Enterprise Portal will open.

REQUEST COMMITMENT AUTHORITY

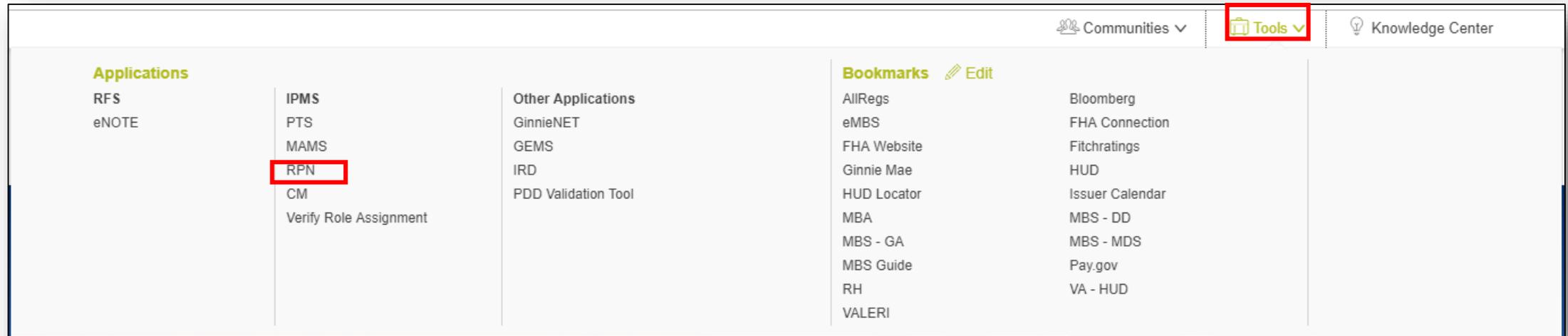
Select **Request Commitment**.

4. The Request Commitment Authority screen is displayed.
5. Select the Program type from the **Program Type** drop-down.




Accessing Request Pool Numbers (RPN) Via MGM

1. From any screen in the MGM portal, select the **Tools** dropdown at the top of the screen
2. Then look for **RPN** under **Applications**



The screenshot displays the MGM portal navigation menu. At the top right, there are three main navigation items: 'Communities' (with a dropdown arrow), 'Tools' (with a dropdown arrow and highlighted by a red box), and 'Knowledge Center' (with a lightbulb icon). Below these, the 'Tools' dropdown is expanded, showing three columns of options. The first column is titled 'Applications' and lists: RFS, eNOTE, IPMS, PTS, MAMS, **RPN** (highlighted with a red box), CM, and Verify Role Assignment. The second column is titled 'Other Applications' and lists: GinnieNET, GEMS, IRD, and PDD Validation Tool. The third column is titled 'Bookmarks' (with an 'Edit' icon) and lists: AllRegs, eMBS, FHA Website, Ginnie Mae, HUD Locator, MBA, MBS - GA, MBS Guide, RH, VALERI, Bloomberg, FHA Connection, Fitchratings, HUD, Issuer Calendar, MBS - DD, MBS - MDS, Pay.gov, and VA - HUD.

Accessing Request Pool Numbers (RPN) Via MGM

3. Select REQUEST POOL NUMBERS

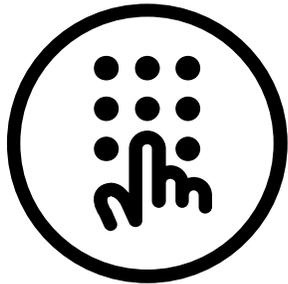
The screenshot displays the GinnieMae MyGinnieMae interface. The navigation bar includes 'My Dashboard', 'SFPDM Pools & Loans', 'SFPDM Maintenance', 'Reports', and 'GinnieNET'. The main content area is titled 'Processing & Servicing' and contains several tabs: 'Commitment Management', 'Request Pool Numbers' (highlighted with a red box), 'Master Agreements', 'Pool Transfer', and 'Submission Center'. Below these tabs, there are filter options for 'Requested Date' (set to 'All') and 'Status' (set to 'All'). A 'Request Pool Numbers' button is visible on the right side of the filter area. Below the filters, a table displays data for 'CB FEDERAL CREDIT UNION'.

Issuer Number	Issuer Name	Requested Date	Request Number	Pool Numbers Requested	Quarterly Average	Pool Numbers Unused (Alphanumeric)	Requested By	Request Status	View Pool Numbers
1555	GUILD MORTGAGE COMPANY				5000	1969			

Request Pool Numbers (RPN) Information

Request Pool Numbers (RPN) is an application that Ginnie Mae Issuers use to request pool numbers. It replaces the current paper form HUD 11700 Letter of Transmittal for Commitment Authority and/or Pool Numbers.

In the Request Pool Numbers (RPN) application, Issuers have the ability to perform the following procedures.



Procedure	Page #
Enter requests for pool numbers	7-12
View available pool numbers	8
Submit override requests to Ginnie Mae AEs for additional pool numbers	14
View status reports	23 – 25
Request and download reports	15 – 25
Receive real-time approval of requests	12

[Request Pool Numbers Application Issuer User Manual](#)

Request Pool Numbers (RPN) Information

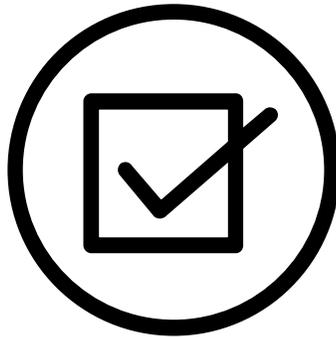
The [Request Pool Numbers Quick Reference Card](#) provides procedures and necessary information for:

- RPN Summary Screen
- Request Pool Numbers
- Download Number Requests
- View Status of Pool Numbers
- Run Reports

Issuer Number	Issuer Name	Pool Assignment Request Date	Pool Assignment Date	Pool Numbers
3153	PRUDENTIAL HUNTOON PAIGE ASSOCIATES, LLC.	07/19/2019 18:05:01 PM	07/19/2019 18:08:38 PM	BZ3833
				BZ3832
				BZ3831
				BZ3830
				BZ3829
				BZ3828
				BZ3827
				BZ3826
				BZ3825
				BZ3824
				BZ3823
				BZ3822
				BZ3821
				BZ3820
				BZ3819
				BZ3818
				BZ3817
				BZ3816
				BZ3815
				BZ3814
				BZ3813
				BZ3812
				BZ3811
				BZ3810
				BZ3809

Pre-Pool Submission Issuer Requirements

Pooling Prerequisites



Ensure there are **Assigned Pool Numbers**

- Check your Available Pool Numbers on Request Pool Numbers.

Ensure there is **adequate Commitment Authority**

- Check Commitment Management

Ensure there are **completed Master Agreements on File**

- Check Master Agreements Management System.
- Complete Form HUD 11709A – ACH Debit Authorization Form

System Demonstration

- Create a new Form/Entry for:
 - Master Agreements (11702)
 - Commitment Management
 - Request Pool Numbers

Knowledge Check #2



Polling Questions

Ginnie Mae Website Information

Pool Dates Calendar

The [Pool Dates Calendar](#) contains reporting deadlines and events specific to issuers. Hovering over an event will provide more detail. Clicking the arrows next to the month and year will show deadlines and events in the past and future, by month.

< February 2026 >						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
		Deadline for Monthly RFS Pool/Loan & HMBS	Initial Pre-collection Notice	Deadline for Multifamily Prepayment Penalty	Deadline for Monthly RFS, SF	
				Deadline for Corrections to critical RFS exceptions		
				Factors Disseminated — A tape for GNMA I & II		
	8	9	10	11	12	13
	Final Pre-collection Notice	GNMA I Guaranty Fee ACH	Deadline to Report 11714 data		Deadline for Corrections to Monthly Accounting	
	Factors Disseminated — B tape for GNMA I & II	SCRA Request Due				
	Pull MAS Downloads	Deadline for Corrections to Critical/High RFS SF				
	15	16	17	18	19	20
Payment and 11714 due to investor for GNMA I	Federal Holiday	GNMA I ACH		GNMA II Guaranty Fee ACH	Deadline to perform Monthly RFS reporting	
		Pull MAS Downloads		GNMA II Certificated ACH	Deadline to perform Monthly RFS SF PDS	
				Latest Electronic Transmission date and	GNMA II Book Entry ACH	
				Latest Electronic Transmission date to PPA		
	22	23	24	25	26	27
		Latest Paper Submission date to PPA for GNMA I		Latest Electronic Transmission Date to PPA		
						28

Resources

Supporting Resources – Manuals, QRCs, FAQs

MyGinnieMae Organization Administrator Guide

https://www.ginniemae.gov/issuers/issuer_training/Documents/mgm_orgadmin_userguide_102018.pdf

MyGinnieMae (MGM) Portal Getting Started User Manual

https://www.ginniemae.gov/issuers/issuer_training/Tools%20and%20Resources/MAS%20User%20Guide.pdf

Master Agreements Management System (MAMS) Guide

https://www.ginniemae.gov/issuers/issuer_training/Tools%20and%20Resources/MAMS_Issuer_UserManual_Final_July_2025.pdf

Commitment Management Application Issuer Guide

https://www.ginniemae.gov/issuers/issuer_training/Tools%20and%20Resources/CM_Issuer_UserManual_July_2025.pdf

Request Pool Numbers Application Issuer Guide

https://www.ginniemae.gov/issuers/issuer_training/Tools%20and%20Resources/RPN-Issuer_User%20Manual_Final_July%202025.pdf

Government National Mortgage Association Systems Access Forms

https://ginniemae.gov/issuers/program_guidelines/MBSGuideAppendicesLib/Appendix_III-29.pdf

Supporting Resources – Manuals, QRCs, FAQs

MyGinnieMae Quick Reference Card

https://www.ginniemae.gov/issuers/issuer_training/QRCs%20Page/QRC-GS3.4%20Logging%20into%20MyGinnieMae%20%20Accessing%20Business%20Applications%206.23.2020.pdf

Master Agreements Quick Reference Card

https://www.ginniemae.gov/issuers/issuer_training/QRCs%20Page/QRC-IS_DC5_Managing_Master_Agreements_in_MAMS.pdf

Commitment Management Quick Reference Card

https://www.ginniemae.gov/issuers/issuer_training/QRCs%20Page/QRC-IS9_Commitment_Management.pdf

Request Pool Numbers Quick Reference Card

https://www.ginniemae.gov/issuers/issuer_training/QRCs%20Page/QRC-IS13_Request_Pool_Numbers.pdf

RSA SecurID Quick Reference Card

https://ginniemae.gov/issuers/issuer_training/Documents/RSA_QRC.pdf

Upcoming Agenda

Session 1:

- 1 | Introduction
- 2 | Path of a Pool
- 3 | Prerequisites for Pooling
- 4 | Ginnie Mae Website Information
- 5 | Resources

Session 2:

- 1 | Introduction
- 2 | Single Family Pool Delivery Module (SFPDM)
- 3 | SFPDM: New Pool Processing
- 4 | SFPDM: Demo
- 6 | Resources

Session 3:

- 1 | GinnieNET: Certification Module
- 2 | Introduction
- 3 | Document Custodian Transfer Requests
- 4 | Resources



Thank you!

