

Single Family Issuer Training

Pooling Processes and Systems: Session 2

Presented by
BNY

February 18, 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

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Touhid Ali, Bank of New York



Single Family Pool Delivery Module (SFPDM)

Overview

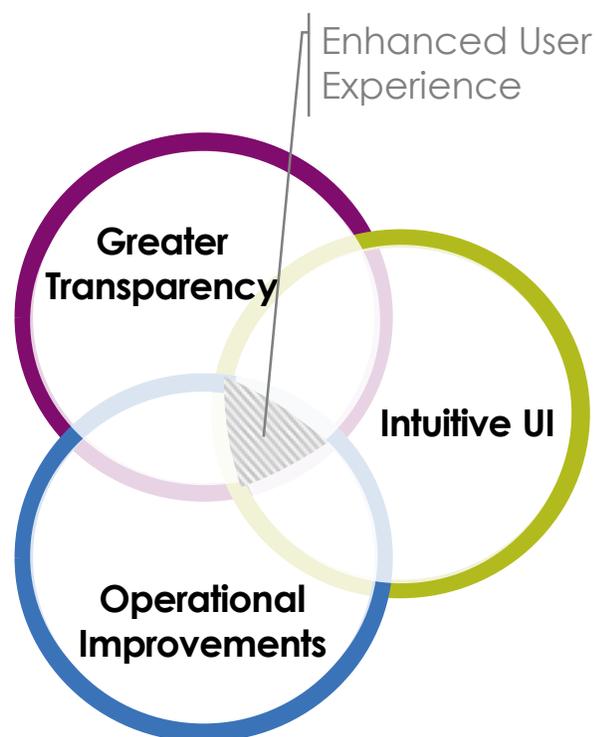
Features and Benefits

SFPDM Updates/Future Enhancements

Business Workflow

Features and Benefits of SFPDM

The SFPDM application provides 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**

SFPDM Enhancements | Recently Released Enhancements

Ginnie Mae recently updated the Single-Family Pool Delivery Module (SFPDM) to streamline business processes and provide requested features. These features were made available on January 19th and are summarized in this [Modernization Bulletin](#).

Single-Family Pool Delivery Module (SFPDM) Enhancements

1.

Renaming from TAI to PIIT throughout

Enhancement: Update the references to the Legacy acronym of TAI (Transferred at Issuance) within the application, documentation, and training materials to PIIT (Pools Issued for Immediate Transfer).

Benefit: The goal is to have all documents match the MBS Guide.

2.

New sorting feature: PIIT Acceptance section of Dashboard

Enhancement: Issuers will have the ability to sort on the Pool Identifier, Collateral Type and Selling Issuer columns on PIIT acceptance section on MY Dashboard.

Benefit: Provides a better user experience and improves the SFPDM functionality.

3.

Added Collateral type to the PIIT Acceptance Section of My Dashboard

Enhancement: Issuer will have the ability to view the Pool collateral Type and elssuer in the PIIT acceptance section on My dashboard.

Benefit: Improve functionality of SFPDM as it relates to PIIT transfers.

4.

New business rule requiring MIN for elssuers

Enhancement: The MERS_MIN indicator will be conditionally required when the eNote indicator is True.

Benefit: Improves data quality and reporting. Most elssuers already submit MIN data so no additional burden expected in those cases.

SFPDM Enhancements | Recently Released Enhancements Cont.

Ginnie Mae recently updated the Single-Family Pool Delivery Module (SFPDM) to streamline business processes and provide requested features. These features were made available on January 19th and are summarized in this [Modernization Bulletin](#).

Single-Family Pool Delivery Module (SFPDM) Enhancements

5.

Filters for Account Executives

Enhancement: The Account Executive View has been updated to allow visibility of all Issuers.

Benefit: The goal is to have all Account Executive's have access to all Issuers.

6.

SFPDM & VTT Error Message Cleanup

Enhancement: Ensure that error and warning messages are consistent between SFPDM and VTT.

Benefit: Provides a consistent user experience.

7.

Last Paid Installment Due Date (LPIDD)

Enhancement: Edits are now restricted to ensure LPIDD cannot be set earlier than the First Payment Date.

Benefit: Prevent delivering inconsistent date at issuance.

8.

Update Navigation on Pool Details Page

Enhancement: Navigation options have been added to the Pool details page, allowing users to move between different pools.

Benefit: Provides a better user experience and improves the SFPDM functionality

SFPDM Enhancements | Recently Released Enhancements Cont.

Ginnie Mae recently updated the Single-Family Pool Delivery Module (SFPDM) to streamline business processes and provide requested features. These features were made available on January 19th and are summarized in this [Modernization Bulletin](#).

Single-Family Pool Delivery Module (SFPDM) Enhancements

9.

PIIT, Expanding the eNote program to allow for PIIT (transfer)

Enhancement: Improved PIIT notifications for digital pools will now notify both the seller and buyer Issuer of their responsibility to complete the next e-Vault transfers.

Benefit: Improve functionality and enhanced correspondence of PIIT notifications for digital pools

10

Ability to view the HUD forms after PIIT transfer

Enhancement: Issuer will be able to access the HUD forms for pools that have been transferred.

Benefit: Improve functionality and user experience for seller Issuers as it relates to PIIT transfers

SFPDM and RFS Enhancements | Upcoming

Ginnie Mae will be updating the Single-Family Pool Delivery Module (SFPDM) to further enhance the pooling process by allowing reperforming loans, as has been requested. We are targeting a February release, and an upcoming Modernization Bulletin will provide additional details.

Single-Family Pool Delivery Module (SFPDM) Enhancements

1.

Reperforming Loans

Enhancement: SFPDM will allow Issuers to deliver Re-performing loans that were previously modified.

Benefit: To allow Issuers the ability to deliver reperforming loans along with their associated modification details, when necessary.



2.

Downstream RFS Enhancements

Enhancement: The Re-performing Loan Indicator (RLI) will be added to the Loan Query, Originations Query, and Loan Substitution screens in the Admin module, the Loan Records screen in the PA EF module, and to pool- and loan-level disclosures.

Benefit: Enhance RFS reporting and related business processes to provide more granular visibility into re-performing loans. No new mandates for monthly Issuer Reporting.

Demonstration of Enhancements

Working in SFPDM: New Pool Processing Module

Overview

Accessing SFPDM

Pool Import / XML File

Knowledge Check

Resources

Working in SFPDM

1.3 Accessing SFPDM

Upon logon, the user is presented with My Dashboard, which displays options for

navigating to the SFPDM application.

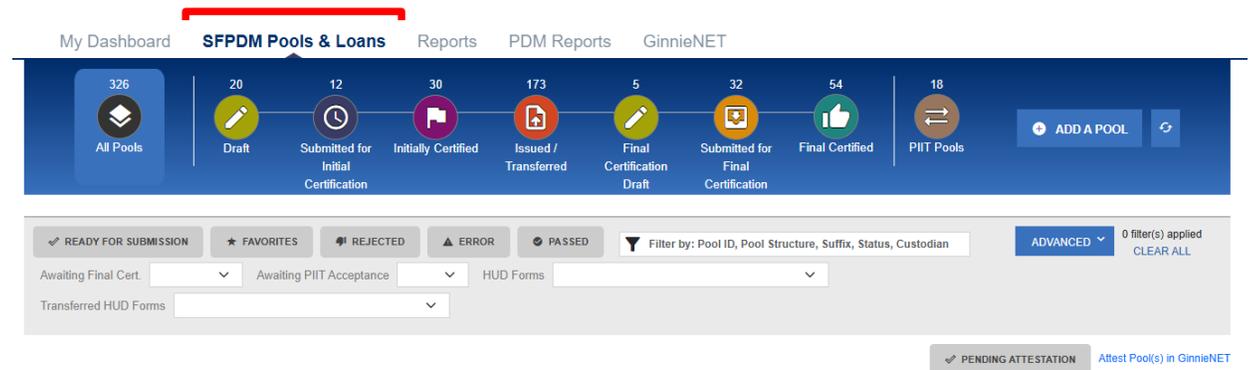
To access the SFPDM Application, select the **SFPDM Pools & Loans** tab at the top of the screen.

Figure 1-3: SFPDM Pools & Loans Tab



2.1 Pools & Loans

The Pools and Loans page displays a list of pools associated with the selected Issuer ID. Figure 1.3-1 Pools and Loans Screen



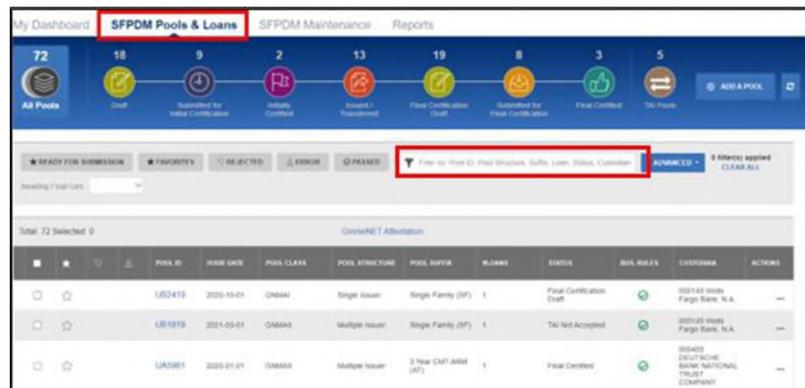
NOTE: If the Issuer has no pool data in SFPDM proceed to [Section 2.3.2 Importing XML File to Add a Pool](#), or [Section 2.3.4 Manually Adding a Pool](#)

Working in SFPDM

2.2 Searching for a Pool

- 1 Select the **SFPDM Pools & Loans** tab
- 2 Enter the first characters of the Pool ID in the **Filter by Text Box**. The list of pools will display in the search results section.

Figure 2.1-1 SFPDM Pools & Loans Screen Filter Text Box



NOTE: You can also select the **ADVANCED** button to access the Advanced Filters Window. If there are many records in the search results screen, use of filters is highly recommended to find the items needed. Users can clear all filters at once by selecting **Clear Filter** on the right. Individual filters may be cleared by selecting on the 'X' on the respective filter.

- 3 Select from the following options:
 - Pool ID
 - Issue Date
 - Pool Class
 - Pool Suffix
 - Collateral Type
 - Status
 - Business Rules
 - Custodian ID
 - Loan Identifier
 - Mortgage Type

When you select the filtering options above, the section will expand to display even more options. You can enter a number or text, select from a drop-down list, or select from a list of checkboxes.

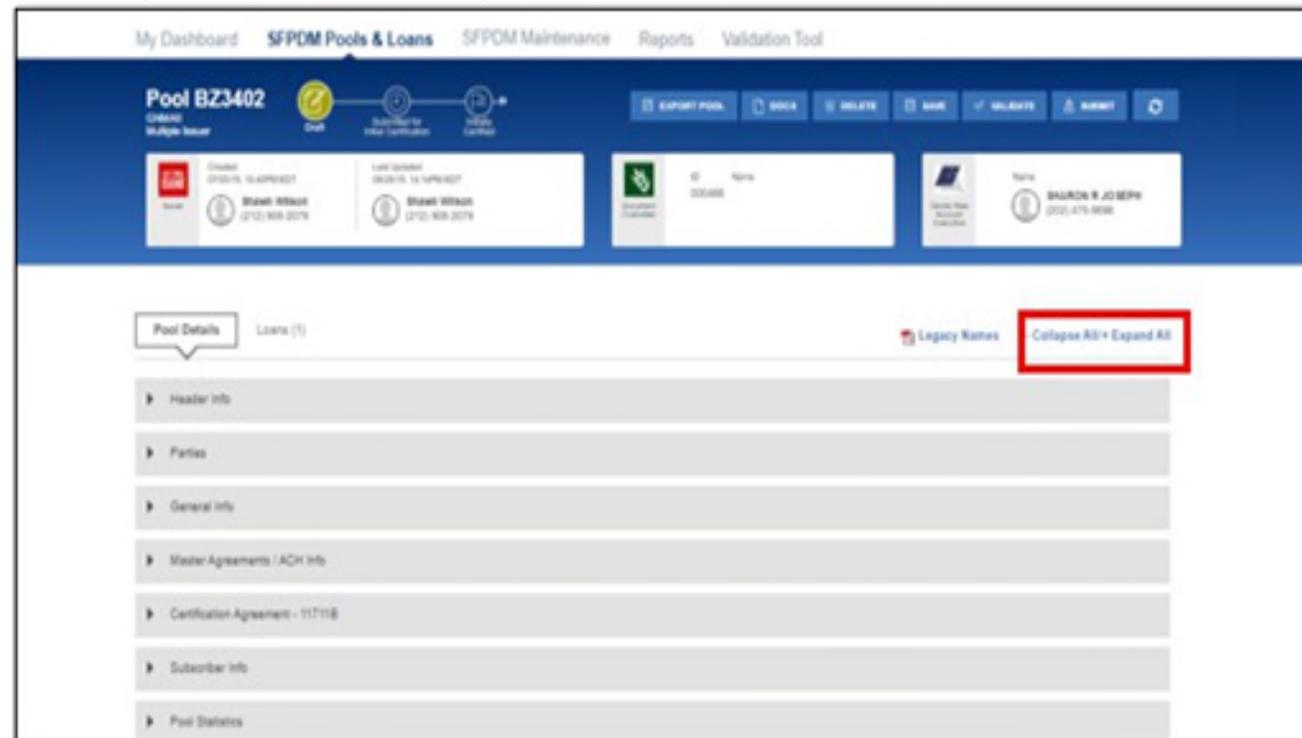
- 4 Select the **Apply Filters** button.

Working in SFPDM

2.4 Pool Details Screen Overview

The Pool Details Screen is made of several sections that you can expand or collapse. Select the **Collapse All** button to see the sections. Select the **Expand All** button to see all the fields on the Pool Details Window.

Figure 2.3-1: Ginnie Mae Single Family Pool Details Screen (collapsed view)

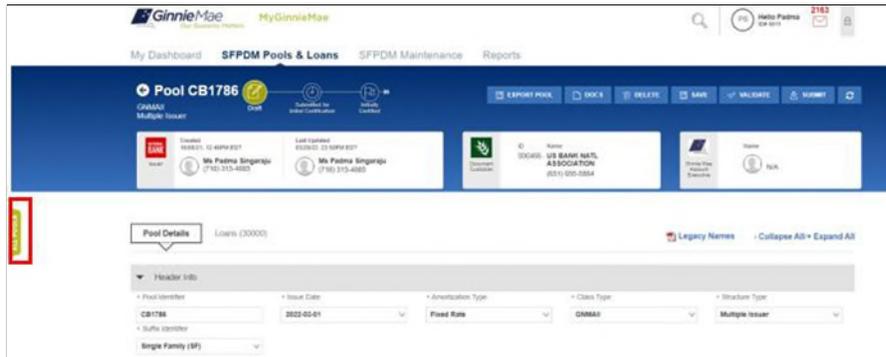


Working in SFPDM

2.4.1 All Pools Slider Overview

- 1 Select the **All Pools** tab on the far left on the Pool Details screen

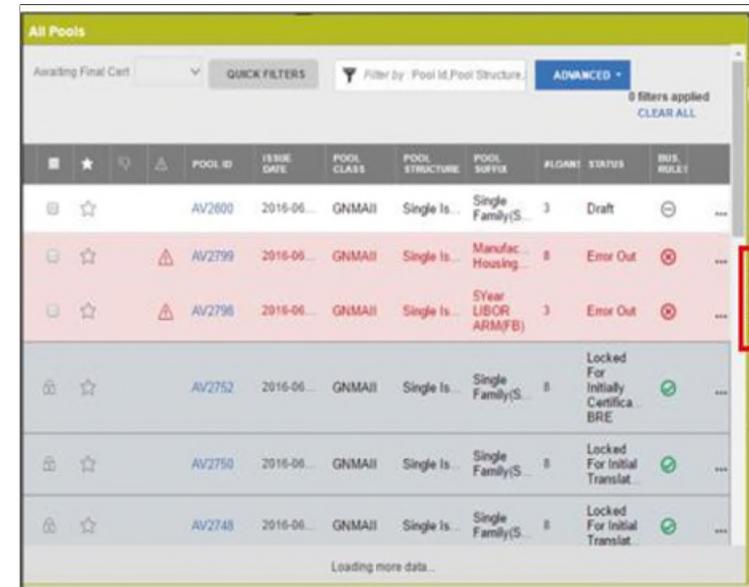
Figure 2.4-2: All Pools Tab



The **All Pools Slider** Window moves from the left partially over the Pool Details window. The list of pools will be based on the filter that has been applied. If you did not apply any filters, the Slider window will display pools sorted in descending order by Pool ID number. (See the Figure below). You can use the scroll bar to view the pop-up notifications.

- 2 Select the **ALL POOLS** tab again to slide the window back to its original position.

Figure 2.4-3: All Pools Slider expanded

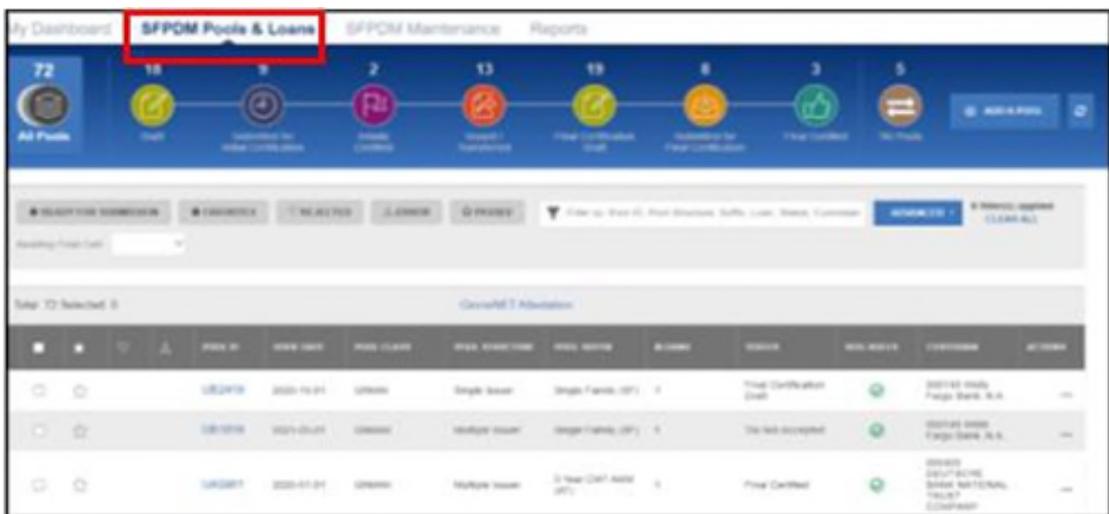


SFPDM Import File

Importing XML File to Add a Pool

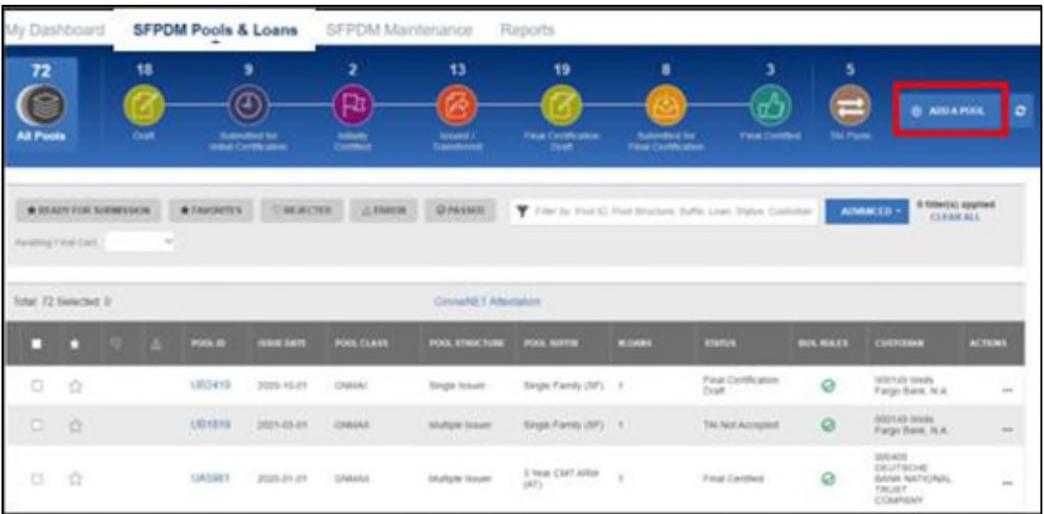
1 Select the **SFPDM Pools & Loans** tab.

Figure 2.3-4: SFPDM Pools & Loans Add a Pool Screen



2 Select the **ADD A POOL** button.

Figure 2.3-5: Add Pool button



SFPDM Import File

Figure 2.3-6: Add Pool Window

3

Select the **BROWSE ...** button. You will need to navigate to the location where you had saved the .ZIP files.

4

Select the **UPLOAD** button. If the pool was successfully uploaded into MyGinnieMae, the Pool Upload Successful pop-up window message displays. The Submission ID displayed in the pop-up window may be requested by the production support team if any technical issue occurs. If the File is incomplete/corrupted and cannot be validated, then the import error report will indicate the error "Premature end of file".

Figure 2.3-7: Pool Upload Successful Window

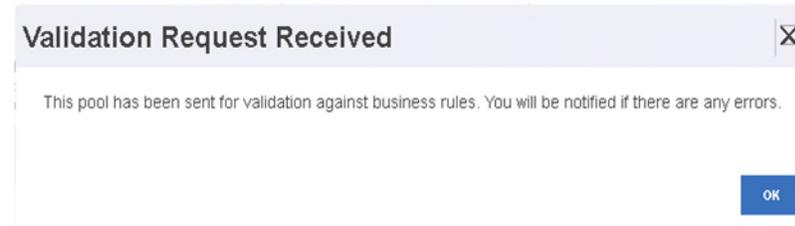
5

Select the **VALIDATE** button or check mark "Validate against Ginnie Mae Business rules during "import" to validate data entered for the pool. After you validate, the Success message displays.

Figure 2.3-8: Pool Details - Validate Button

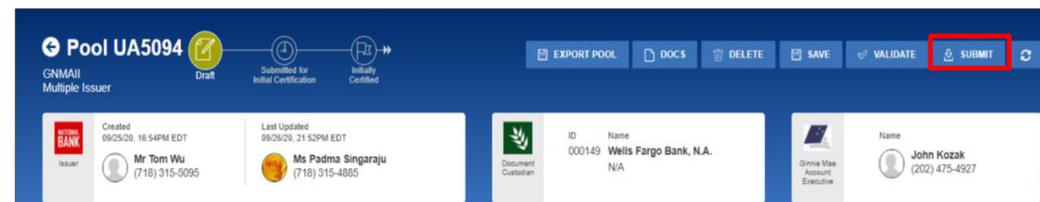
SFPDM Import File

Figure 2.3-9: Validation Successful Message



- 6 Select the **OK** button or close (X) button to close the message and continue.
- 7 On the Pool Details screen, Select the **SUBMIT** button.

Figure 2.3-10: Pool Details Screen - Submit Button



Knowledge Check #1



Polling Questions

Break

SFPDM System Demonstration

New Pool Processing Module – Business Rules

- Business Rules must be passed before a pool can be posted to the Network.
- This function checks the pool and mortgage data against Ginnie Mae MBS Guide requirements.
- If there are errors, individual records must be corrected and the Business Rules must be applied again.
- A pool is not available for transmission to the Network until it passes all Business Rules

New Pool Processing Module – QRC

Legacy to SFPDM Mapping QRC

https://my.ginniemae.gov/gmep/docs/pdm/SFPDM_Legacy_Data_Mapping_QRG_Pool_Details_11705.pdf

GinnieMae Our Guaranty Matters **Legacy to SFPDM Application Data Mapping (Pools)** SFPDM QUICK REFERENCE CARD

The following tables offer a quick reference for mapping legacy data points to MISMO-compliant data points for the Pool Details screen. These mappings are based on Appendix F: Legacy to MISMO Translation. Text highlighted in yellow indicates screen data fields that are not mapped to legacy data points.

POOL DETAILS 11705 MAPPING

Header Info			
Screen			Legacy
Pool Identifier	Pool Number		Pool Number
Issue Date	Issue Date		Issue Date
Amortization Type			N/A (Net New Data Point)
Class Type	Issue Type		Issue Type
Structure Type			
Index Type	Index Type		Index Type
Suffix Identifier	Pool Type		Pool Type

Parties			
Screen			Legacy
Issuer	Party Role Identifier	Issue ID	Issue ID
	Company Name	Issuer Name	Issuer Name
Document Custodian	Party Role Identifier	Custodian ID	Custodian ID
	Company Name	Custodian Name	Custodian Name
Servicer	Party Role Identifier	Subservicer #	Subservicer #
	Company Name	Issuer Name	Issuer Name
Transferee (New Issuer)	Transfer at Pooling ID		N/A (Net New Data Point)
	Party Role Identifier/Company Name	Transfer-issuer ID	Transfer-issuer ID

General			
Screen			Legacy
Status Info	Validation Status	Edi Status	Edi Status
	Security Issue Date Rate Percent	Security Rate	Security Rate
Submission/ Certification Info	Current Principal Balance Amount	OAA	OAA
	Pooling Method Type	Amortization Method	Amortization Method
Current Loan Count	Current Loan Count	Loans #	Loans #
	Guaranty Fee Percent	Guaranty Percent	Guaranty Percent
Maturity Date	Maturity Date	Maturity Date	Maturity Date
	Certificate Initial Payment Date	Initial Pay Date	Initial Pay Date
Trade Book Entry Date	Trade Book Entry Date	Settlement Date	Settlement Date
	Period Count	Term	Term
Pool Maturity	Period Type	Years	Years
	Type	Always EIN	Always EIN
Pool EIN	Pool EIN Value	Pool Tax ID	Pool Tax ID
Government Bond Financing Program	Indicator	Bond Finance (Program Type)	Bond Finance (Program Type)
Type	Name		
	Pool Identifier	Pool Number	Pool Number
Consolidated Pool	RPB	Terminated Pool RPB	Terminated Pool RPB
Collateral Type			N/A (Net New Data Point)

New Pool Processing Module – FAQ



1. My Pool was Issued, and I need to pull it back. Who do I contact?

Please contact your Ginnie Mae Account Executive for guidance.



2. I need to adjust my delivery Instructions, and my pool was submitted/Certified.

Please call Ginnie Mae Customer Support at 1-833-GNMA HELP / 1-833-466-2435. or email us at askGinnieMae@hud.gov



3. What are the cut off times for New Pool Submissions?

Refer to the [Pool Dates Calendar](#) on the Ginnie Mae website for reporting deadlines and events specific to Issuers.

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

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Thank you!

