

APM 25-03

June 5, 2025

MEMORANDUM FOR: All Participants in Ginnie Mae Programs

FROM: Joseph M. Gormley, Executive Vice President and Chief Operating Officer

SUBJECT: Buydown Loan Eligibility in C SF Pool Type

In APM 25-02, Ginnie Mae announced a 10% limitation on buydown loans at the loan package level for loans pooled in the Multiple Issuer Pool (MIP) Single Family Pools (M SF). While this helps ensure compliance with the uniform practices described by The Securities Industry and Financial Markets Association (SIFMA), this limits pooling options for buydown loans. As such, Ginnie Mae is announcing additional flexibility in the Ginnie Mae II Custom Single Family Pools (C SF). Effective June 16, 2025, Ginnie Mae is removing the 10% limit on buydown loans in the C SF pool type.

Chapters 24 and 25 in the Mortgage-Backed Securities Guide 5500.3, Rev-1 ("MBS Guide") have been updated to reflect these changes.

If you have any questions regarding this announcement, please contact your Account Executive in the Office of Issuer and Portfolio Management or contact Ginnie Mae's centralized help desk at askGinnieMae@hud.gov.

