

February 26, 2026

APM 26-03
MEMORANDUM FOR: All Participants in Ginnie Mae Programs

FROM: Joseph Gormley, President

SUBJECT: Periodic Maintenance and Miscellaneous Announcements APM

Periodically, Ginnie Mae implements minor updates to the Mortgage-Backed Securities Guide 5500.3, Rev-1 (“MBS Guide”) to ensure that its policies are clearly and accurately reflected and to notify Issuers about upcoming operational changes. Please note the following content updates being made to the MBS Guide. All updates are effective immediately.

Guide Chapters	Guide Changes	Page Number(s)
Ch. 3, Part 3	Changed wording from “shall be grounds for termination by Ginnie Mae” to “may be grounds for termination by Ginnie Mae.”	3-2
Ch. 3, Part 7, Section A(1)	Added a requirement to list the e-mail address of the contact person(s) on the Issuer’s staff.	3-4
Ch. 3, Part 18, Section D	Clarified that the unpaid balance requirement is based solely on the Issuer’s Ginnie Mae MBS portfolio.	3-32
Ch. 10, Part 4, Section A(2)(a)	Removed the parentheses at the end of a sentence regarding pooling applications.	10-6
Ch. 11, Part 1, Part 2, Section A, Part 8, Section A(2)	Altered references to the Document Custody Manual to read: “Ginnie Mae Document Custody Manual, Appendix V-01 of this Guide (“Document Custody Manual” or “the Manual”).”	11-1, 11-5



Ch. 13, Part 8	Replace the language “detailed in Appendix V-1 Document Custody Manual Chapter 7” with “detailed in the Document Custody Manual Chapter 7.”	13-5
Ch. 24, Part 2, Section A(1)(i)	Deleted the text “FHA Mortgagee Letter 96-52” and replaced it with “FHA Mortgagee Letter 2025-05.”	24-3
Ch. 24, Part 2, Section A(1)(h)	Removed the Builder Inventory requirement. The former subsection (i) will become subsection (h).	24-3
Ch. 24, Part 2, Section A(3)(d)(iii)	Revised the phrase “Permanent Financing Construction Loan(s)” to read “Permanent Financing Construction or Bridge Loan(s).”	24-6, 24-7, 24-8
Ch. 26, Part 1, Part 2, Section A(3)(a)(i),(ii), Part 4, Section B(4)	Updated the SOFR references from Refinitiv to the London Stock Exchange Group and added the abbreviation (“LSEG”) the first time the “London Stock Exchange Group” is referenced in this chapter. Replaced the phrase “London Stock Exchange Group” with the abbreviation “LSEG” for the remaining pages of this chapter.	26-1, 26-10, 26-11, 26-12, 26-20
Ch. 26, Part 4, Section B(4)	Added the language “that is” to complete the sentence at the top of page 26-20.	26-20
Ch. 34, Part 2, Section D(1)	Added the PTAP abbreviation for the Pass-Through Assistance Program.	34-3
Ch. 34, Part 2, Section D(2)(a)	Revised a list to be ordered “(a), (b), and (c)” instead of “(b), (c), and (a).” Restored the (i), (ii), (iii), (iv) numbering under 2(a).	34-3, 34-4



Ch. 34, Part 2, Section E(1) and Section F(1)	Added the PTAP abbreviation for the Pass-Through Assistance Program.	34-5, 34-8
Ch. 34, Part 4, Section C	Deleted the language "Appendix V-01 to this Guide."	34-14
Ch. 34, Part 4, Section C	Deleted the out of place sentence "The streamlined requirements below are effective for pool issuances through and including June 1, 2023."	34-14
Ch. 35, Part 6, Section J(2)	Updated the SOFR references from Refinitiv to the London Stock Exchange Group.	35-11
Ch. 35, Part 10, Section B	Altered paragraph numbers and indents to be standard with other document sections.	35-17
App VI-05	Deleted <i>GinnieNET</i> references and replaced them with the phrase "Ginnie Mae's electronic reporting application."	1 & 2
App VI-20	Removed the statement: "see Appendix VI-20."	2

If you have technical questions regarding this announcement, please contact Ginnie Mae's centralized help desk at askGinnieMae@hud.gov.



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