

Modernization Bulletin

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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.

Buydown Loan Eligibility in C SF Pool Type Change in SFPDM

Effective 6/16/2025, Ginnie Mae has updated the system logic in the Single Family Pool Delivery Module (SFPDM) removing the 10% limit on buydown loans in the Ginnie Mae II Custom Single Family (C SF) pool type. SFPDM will not generate any fatal or warning alerts related to buydown loan percentages in C SF pools at the time of pool submission. This update eases recent restrictions and provides Issuers with greater flexibility.

Please refer to [APM 25-03](#) for additional details, including information regarding updates to the "MBS Guide".

For questions, please email askGinnieMae@hud.gov or reach out to your Account Executive in the Office of Issuer and Portfolio Management

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.

