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SFPDM: Clarification on LPI Due Date Business Rule

As detailed in [Modernization Bulletin No. 70](#), an update to the Last Paid Installment (LPI) Due Date business rule was implemented on 1/19/2026. For convenience, the information is provided below.

Feature	Enhancement	Benefit
Updated Last Paid Installment Due Date requirement	An update to the Single Family Pooling business rules will prevent an LPI Due Date prior to the First Payment Date , for a new, existing or substituted loan in an issued pool. The PDD Implementation Guide appendices have been updated to reflect this minor change. See Appendix A - XML Data Requirements and Appendix D - XML Data Reference .	Prevents the delivery of inconsistent data at issuance.

This bulletin clarifies new requirements for the **LPI Due Date**, per the latest [Single Family Pooling Business Rules and Errors Guide](#). The LPI Due Date is now a **Fatal Error** field. This means that if the date is missing when required, or provided incorrectly, pool processing will stop immediately.

1. When is LPI Due Date Required?

You **must** provide an LPI value if **both** conditions below are true to avoid a fatal error.

- The **First Payment Date** is on or before the **Issue Date**
- The **First Payment Date** is before the **Pooling Date**

2. Mandatory Rules for LPI Due Date

Regardless of whether LPI Due Date is required or optional, if submitted it must comply with these rules:

- **Timing:** It cannot be earlier than the **First Payment Date**
- **Day:** It must always be the **1st day** of the month
- **Maximum Limit:** It cannot be more than **60 months** after the **Issue Date**
- **Minimum Date Limits (Based on Edits)**

The earliest allowed LPI Due Date depends on when you run your edits relative to the **Pool Issue Date**:

- **Before Pool Issue Date:** LPI Due Date cannot be earlier than **2 months** prior
- **On/After Pool Issue Date:** LPI Due Date cannot be earlier than **1 month** prior

Going forward, Issuers may consider:

- 1) Not providing the LPI Due Date if not required
- 2) Ensuring that any provided LPI Due Date values comply with all business rules

For questions or concerns, please email askGinnieMae@hud.gov

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