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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	<p>An update to the Single Family Pooling business rules will <u>prevent an LPI Due Date prior to the First Payment Date</u>, for a new, existing or substituted loan in an issued pool.</p> <p>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.</p>	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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