

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.

GinnieNET HMBS is Relocating Within MyGinnieMae

This bulletin announces the coming **relocation of GinnieNET HMBS pool delivery and certification within the MyGinnieMae portal**. This is the first phase of the GinnieNET modernization effort which focuses on the migration of HMBS functions out of legacy GinnieNET directly on the portal for better efficiency and scalability.

Effective **June 15, 2026**, while your MyGinnieMae login process remains the same, you will access a new **Pools and Loans** tab directly from **My Dashboard** or the **HMBS Pools and Loans (Issuer) or Pools and Loans Certification Module (Document Custodian)** from the **Tools** dropdown menu under **Other Applications**. This move within the portal eliminates the need to launch a separate GinnieNET window for HMBS pool certifications, creating a faster and more secure interface to conduct business with Ginnie Mae.

When is the last day Document Custodians can certify HMBS pools in GinnieNET? The last day for Document Custodians to certify pools in GinnieNET will be **Wednesday June 10, 2026**. HMBS GinnieNET will be “read-only” mode after that date.

What happens if the June 10th cutoff date is missed for certification? Pools that have not completed **Initial Certification** prior to June 10, 2026, will need to be re-created and resubmitted in the new **Pools and Loans Certification Module**, beginning June 15th. Pools that have **Final Certification** initiated but not completed by June 10th, will need to be re-initiated for Final Certification in the new **Pools and Loans Certification Module**, beginning June 15th.

How will I access HUD Forms and Prospectuses? HUD forms will be moving to the new location within **HMBS Pools and Loans** page and available from the **Docs** drop down. Currently, **HMBS Prospectus** generation is not moving and remains available on the Ginniemae.gov website under **Disclosure > Disclosure Resources, MBS/HMBS Prospectuses**.

What about Recertifications and HUD 11708? HMBS Issuers and Document Custodians will continue to use GinnieNET for the Recertification of pools and completion of the form HUD 11708 - Request for Release of Documents, until these functions are migrated and decommissioned later this year.

Will HMBS historical data be available? Legacy data will be accessible within the MyGinnieMae portal. However, only pools that have reached Issuance or Final Certification will be migrated as part of the transition. Pools that are currently in Draft or Final Certification Draft, as well as those submitted for Initial or Final Certification statuses, will not be included in the migration process. This means issuers will need to create or re-submit these pools in the new HMBS.

Do I need a new Functional Role? If you currently hold one or more of the roles listed below, your access will allow you to access HMBS in its new location—**no action is required.**

HECM-Loan Delivery and Pooling Basic User
HECM-Loan Delivery and Pooling Authorized Signer
DC-Pool Certification Basic User
DC-Pool Certification and Collateral Release Management Authorized Signer

Next steps for HMBS Issuers and Document Custodians

To ensure a smooth transition to the new module, please complete the following:

Verify Access: Log in to the MyGinnieMae portal and ensure you are provisioned with one of the roles listed above.

Coordinate with Organization Administrators: If you do not have the required roles, contact your Organization Administrator immediately to request the appropriate "HECM or DC" version of your role.

Finalize Pending Work: To avoid re-keying data, aim to bring "Draft" pools to Issuance or Final Certification before the cut-off date of **June 10, 2026.**

Review Training Materials: Review the [recording](#) from the April 29, 2026 training and visit the [Modernization Initiatives](#) page of the Ginnie Mae website to access Quick Reference Cards (QRCs), the User Manual, and the forthcoming All Participants Memorandum (APM) with corresponding MBS Guide updates.

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

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.

