



Modernization & Issuer Outreach Call

August 20, 2026

Agenda

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- 8 | Major Changes to GinnieNET in October
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Purpose

Today's Objective: Provide high level awareness of upcoming modernization efforts

Awareness Only: This event is not intended to be a detailed training session

Your Next Steps:

- o Monitor [Training Announcements](#) and register for upcoming training sessions that will be scheduled closer to implementation.
- o Refer to the [Modernization Initiatives](#) page on **ginniema.gov** which will provide consolidated updates and communications for key projects

New Okta Multi-Factor Authentication for MyGinnieMae

New MFA Requirements for Accessing MyGinnieMae

Ginnie Mae is implementing a new functionality to the MyGinnieMae portal's authentication controls to strengthen access security and support federal Zero Trust requirements.

Impacted Audience: All MyGinnieMae Users

Summary of Changes:

- MyGinnieMae users will see a **new Okta-hosted login interface**.
- At first login, users must set up **phishing-resistant multi-factor authentication (MFA)** with **Passkeys** or **Okta Verify**.
- **Prior MFA methods** (One-Time Pin and the Oracle Mobile Authenticator app) **will be decommissioned**.

Timeline:

Monday,
8/31/2026

**Early
Adoption
Begins**

Friday, 9/25/2026 Monday,
9/28/2026

**Early
Adoption
Ends** **Go-Live &
Required
Transition**

If you have any questions following this meeting, please email askGinnieMae@hud.gov

Okta Adoption: What to Expect

August 31 – September 25: Okta Adoption Period For All MyGinnieMae Users

What to Keep in Mind

- **No disruption to daily access:** The legacy login path will remain available via the existing portal link through the adoption period.
- **Set up on your own timeline:** The adoption link is open to every MyGinnieMae user starting August 31st. Your username and password will remain the same.
- **An opportunity to get ahead:** Take the time you need to prepare for the transition by using the early adoption link to set up Okta MFA at your own pace.
- **Support is available:** Reach out to the help desk at askGinnieMae@hud.gov with any questions.

Guidance & Resources Coming Your Way

- **Modernization Initiatives Page** of GinnieMae.gov: **FAQs, timeline, and Modernization Bulletin** posted; additional support resources to be posted include **new Quick Reference Cards (QRCs)**
- **Emails, eNotification & MyGinnieMae portal message:** Announce the start of Okta Adoption phase and include resources along with the early adoption link.
- **Listening Sessions:** Occurs weekly during this phase to offer users an opportunity to provide feedback or ask questions.

How the Adoption Link Works

1. Click the adoption link

Access the Okta-hosted login page from the link that will be provided.

2. Log in & complete Okta MFA

Enter your credentials and complete Okta MFA setup.

3. Enter the MyGinnieMae Portal

Once authenticated, you are directed to your MyGinnieMae dashboard.

If you have any questions following this meeting, please email askGinnieMae@hud.gov

Okta Adoption Summary

- ✓ No immediate action required at this time.
- ✓ Prepare for transition at your own pace by participating in Okta Adoption phase beginning August 31st: access the early adoption MyGinnieMae link and setup Passkey (preferred) or Okta Verify in advance of transition.
- ✓ Reference [Modernization Initiatives](#) Page for additional information, where Quick Reference Cards (QRCs) for Okta Adoption support will be posted.

Note: Required transition scheduled for September 28, 2026.

Major Changes to *GinnieNET* in October

New and Improved Pooling and Certification

Effective October 13, 2026, legacy GinnieNET Pool Delivery, Certification, Recertification, and Requests for Release of Documents (HUD 11708) functions will relocate within the MyGinnieMae Portal and these legacy GinnieNET capabilities will be retired.

Impact/Audience

Issuers:

- Single Family (SF)
- Multifamily (MF)
- HMBS

Document Custodians:

For all programs

All MyGinnieMae Users

Summary of Changes

- Legacy GinnieNET will be retired and relocated within MyGinnieMae
- **New applications** will be available in MyGinnieMae under the Tools menu:
 - **Pools and Loans Certification**
 - **Recertification**
 - **Request for Release of Documents (HUD 11708)**
- SFPDM will be enhanced with an improved workflow to attest pools
- SFPDM and MFPDM will provide seamless access to legacy GinnieNET forms and data (in MISMO and non-MISMO formats)

Watch for upcoming [Modernization Bulletins](#) and [Training Announcements](#) with more details

Implementation & Go-Live

Key Details

- Planned migration date is the holiday weekend of October 9-12. The entire **MyGinnieMae portal will be offline** effective **9PM on October 9th** and resume with changes **October 13th**.
- After migration, the GinnieNET application will no longer be available in MyGinnieMae.
- Legacy GinnieNET users will automatically have **access** to the new MyGinnieMae Tools and functionality - no action required.

If you have any questions following this meeting, please email askGinnieMae@hud.gov

Your Next Steps

- Note the scheduled **migration timeline**: In-flight items won't migrate to the new areas in MyGinnieMae. Please plan your business activity around the **October 9th** cutoff date and times to ensure timely completion and minimize business impact to your operations.
- Monitor, and subscribe to, **Training Announcements** on GinnieMae.gov. Two virtual customer adoption trainings are planned ahead of the migration, with time allotted for Q&A:
 1. Single Family Issuers and Document Custodians
 2. Multifamily Issuers and Document Custodians
- Visit the **Modernization Initiatives Page** on GinnieMae.gov for additional resources and ongoing updates. Updated user materials (user manuals, QRCs and other resources) and training recordings will be available closer to the migration date and referenced here. Refer to this page to see which functional roles are affected by this change - even though no new access needs to be requested.
- **Look out for** upcoming:
 - [Modernization Bulletin](#)
 - [Notes and News](#)
 - [APM](#)

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Final GinnieNET Changes

The final phase, outlined below, will complete the retirement of GinnieNET with ongoing enhancement of MyGinnieMae.

Impact/Audience

- **All REMIC Users**
- Users of Ginnie Mae **public sites**

Summary of Changes

- A new REMIC application will become available in the Tools menu of MyGinnieMae
- The public sites below will have a new 'look and feel':
 - Platinum Fee Calculation
 - Prospective – MIP and CUSIP numbers
 - Unclaimed Funds Search

Implementation & Go-Live

- **The migration will be scheduled after the GinnieNET modernization deployment on October 13, 2026.** More information will be shared closer to the time. Training will be available for REMIC users.

Improvements to Compliance & Monitoring (C&M) Advance Questionnaires

C&M Advance Phase Improvements

Ginnie Mae updated the Ginnie Mae Central Compliance and Monitoring (C&M) module on July 25, 2026.

Summary of Changes & Functional Roles

- Ginnie Mae is transitioning away from the offline, Excel Compliance & Monitoring Workpapers.
- **Advance Questionnaires** for all program types (SF, MH, MF, HMBS, and Document Custodian) are now built into the GMC Application to **streamline the external facing side of the Compliance and Monitoring module**. By embedding the Advance Questionnaire directly into the workflow, this upgrade **removes manual download/upload steps, improves the user experience** through clearer guidance, and **reduces manual review to enable a more efficient and flexible process**.
- The C&M module utilizes preexisting Ginnie Mae MyGinnieMae functional roles:
 - Basic Users and Authorized Signers can fill out and revise applicable Advance Questionnaires.

Impact/Audience

- **Issuers and Document Custodians** can now input their Advance information directly into GMC.

Implementation & Go-Live

- Updated GMC C&M Module went live **July 25, 2026**.
- Updated [Quick Reference Cards](#) (QRCs) are available for Issuers and Document Custodians.

Audited Financial Statement Submissions **GMADE Easy**

Ginnie Mae AI-Assisted Document Engine: GMADE

GMADE is an **optional capability** designed to make the annual **Audited Financial Statements (AFS)** submission process more **efficient for Issuers by reducing their manual-entry effort**.

Summary of Changes & Functional Roles

GMADE will be available to all Financial Statements Basic Users and Authorized Signers will be alerted if it is used. Existing responsibilities, review expectations, certification requirements, and issuer accountability remain unchanged.

Use of GMADE is not required; users will have the option to opt in to help complete the submission process.

How it works:

- After uploading their AFS documents, **choose whether to use GMADE.**
 - **If the submitter opts in**, the AI will extract relevant information from the uploaded document and populate the applicable GMC Financials sections for review and approval.
 - **If the submitter does not opt in**, they will proceed with the existing manual-entry submission process.
- **Review the populated information for accuracy** before completing the existing approval and certification process.

Data remains within the GMC Financials application. The AI does not directly access GMC records or use data to train the AI model.

Impact/Audience

Issuers (Financial Basic Users) submitting AFS packages may choose to use the AI-assisted document processing (GMADE) as part of the submission process.

Implementation & Go-Live

The target go-live for GMADE is September 18, 2026

All Ginnie Mae Issuers will be invited to **technical assistance sessions** to learn more about the solution.

System Updates Affecting Single Family Issuers

Pool Delivery Dataset: Upcoming PDD Listening Session

Ginnie Mae has scheduled a **Listening Session on 8/26 for all Single Family Issuers & their Software Vendors** to discuss the upcoming planned changes to the Pool Delivery Dataset (PDD), which include ~15 new data points and ~5 updates to existing data points.



Coming Soon!

Single Family Listening Session – New Pool Delivery Dataset (PDD) Elements

- ✓ **Date & Time:** Wednesday August 26th, from 2:00pm – 3:00pm EST
- ✓ **Audience:** Ginnie Mae Single Family Issuers and their software vendors involved in preparing, entering, validating, or submitting PDD data to SFPDM
- ✓ **Objectives:** Discuss the new PDD fields, answer Issuer / Vendor questions, and collect feedback on development timeframes and data availability
- ✓ **Impact:** Your input helps shape our release planning, timeline, implementation guidance, and support activities
- ✓ **Registration:** Please register using the link in the Listening Session [Announcement](#) on GinnieMae.gov (Issuer Training > Announcements > Single Family Issuer Training)

If you have any questions following this meeting, please email askGinnieMae@hud.gov

Pool Delivery Dataset: Potential New and Revised Data Elements

Although not yet finalized, below is the list of potential data elements under consideration. Please join our **8/26 Listening Session with Issuers and software vendors** to discuss in further detail.

Preliminary List of Potential New PDD Elements

Assumed Indicator	Builder Forward Commitment Indicator	Buydown Duration Months Count	Buydown Initial Discount Percent	Construction Loan Indicator
Construction Loan Type	Construction to Permanent Closing Feature Type	Credit Score Category Type	Downpayment Gift Assistance Indicator	Gross Living Area Square Feet Number
Non-Standard Loan Buydown Indicator	Property Previously Occupied Indicator	Property Structure Built Year	Renovation Loan Indicator	Structure State Type

Key	■	- Collected by the GSEs
	■	- Existing field in MISMO LDD
	■	- PDD extension field

Additionally, the below fields will be undergoing minor updates to allow for more characters or enumerations.

Preliminary List of Potential Revisions to Existing PDD Elements

About Version Identifier (Begin Version Control)	Address Line Text (Widening)	City Name (Widening)	Construction Method Type (Enumeration expansion)	Middle Name (Widening)
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If you have any questions following this meeting, please email askGinnieMae@hud.gov



Tips and Tools

MBS Program Updates | Recently Published APMs

All Participant Memorandums (APMs) are announcements that inform of changes to Ginnie Mae's MBS Guide.

APM 26-08

Clarification of Re-
Performing Loan
Seasoning
Requirements

[Link](#)

Instructions for subscribing to Ginnie Mae notifications, including APMs:

Step 1

Navigate to the bottom of ginniemae.gov and enter email

Stay connected on what's happening in the government housing finance sector

Enter your email

Subscribe

Already a subscriber? Login to update your preferences [here](#).

Step 2

Select and save your subscription preferences

Subscriptions:

- | | |
|--|---|
| ☐ Annual Reports | ☐ APMs |
| ☐ Bulletins | ☐ Notes & News |
| ☐ Corporate Information | ☐ Outreach Calls |
| ☐ Global Market Analysis Reports | ☐ Press Releases |
| ☐ Housing Analysis and Policy Spotlight (HAPS) Blog | ☐ Stakeholder Letters |
| ☐ Modernization Bulletins | ☐ Training Announcements |

Save

Stay
Informed

You will receive all upcoming notifications by email, according to your specified preferences.

If you have any questions following this meeting, please email askGinnieMae@hud.gov

Take Note | Helpful Tips and Tools

Use these tips and tools to streamline your day-to-day work with Ginnie Mae.

Identifying Pool Origination System

Single Family Issuers, please note that the Issuer Profile Report has been enhanced to reflect the “**System of Origin**”.

Issuers completing their Final Certifications can now leverage this field on the right-hand side of the report to know whether the pool originated in SFPDM or GinnieNET. This update provides greater transparency and offers additional efficiencies when completing certifications.

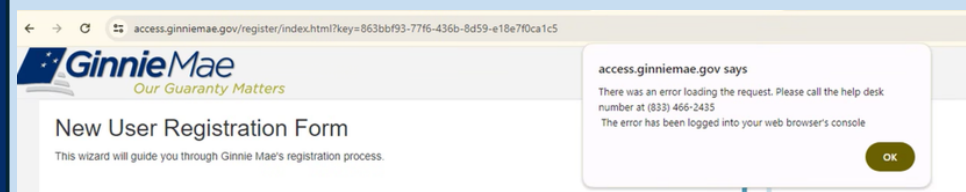
Issuer Profile Report													
Pool Id	Issue Type	Pool Type	Pool Status	Issue Date	Effective Date	Custodian Id	Custodian Name	Certification Type	Certification Request Date	Certification Due Date	Certification Completion Date	Days Due	Original Loan Count Number
													System of Origin

New User Registrations

Observed Issue: Some users report seeing the error below when clicking the registration link in a new user invitation from their Org Admin.

Suggested Resolution:

- Org Admin resends the registration link
- User clears browser cache and cookies
- User clicks the newly generated link



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Thank you!

