

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.

Act Before Friday, October 9 – GinnieNET is Moving

GinnieNET is being retired. Its functions are relocating inside the MyGinnieMae Portal. To ensure the successful migration of data, **MyGinnieMae portal will be offline over the holiday weekend (October 9–12).**

There are **deadlines to finish your work in GinnieNET on Friday, October 9.** Anything not completed according to the schedule provided below will not move over automatically — you will have to redo the work in MyGinnieMae starting Tuesday, October 13.

Nothing about what you can do changes. Every GinnieNET feature, form, and record moves to MyGinnieMae (or to SFPDM, MFPDM, or HMBS). This is a move, not a redesign.

Do you need to act?

- If your work is already in a “migrates automatically” status (see the tables below) — you are done. No action needed.
- If you have work in progress — finish it before the relevant cutoff on October 9, or you will redo it after go-live.
- If your assigned functional role(s) already includes GinnieNET access — your access carries over automatically. Nothing to request.

Key Dates and Deadlines

When	What happens	What it means for you
Fri, Oct 9 — 2:00 PM ET	Recommended submission deadline.	Submit all requests for initial certification (including PIIT), final certification, and recertification by now so Document Custodians have time to finish before the hard cutoff.
Fri, Oct 9 — 9:00 PM ET	Hard cutoff. Legacy GinnieNET retires.	Document Custodians must finish all initial, final, recertification and other approvals. Issuers must attest all SFPDM pools. Unfinished work does not migrate.
Sat – Mon, Oct 10-12	Migration weekend.	MyGinnieMae and GinnieNET are offline for everyone.
Tue, Oct 13	Go-live.	MyGinnieMae reopens with all functions in place.

Actions to Take before the weekend Migration

Single Family (SFPDM)

- Attest all pools in SFPDM before the 9PM ET cutoff. On October 13, unattested pools must be recalled and re-attested in SFPDM
- Accept any pending PIIT transfers. Unaccepted PIIT transactions are returned to the selling (transferor) Issuer in draft, and the selling Issuer must re-initiate the transaction in MyGinnieMae on October 13
- Submit for initial and final certification by 2PM ET to enable Document Custodians to conclude by 9PM ET

GinnieNET Status	Migrates?	Action Required
Submitted for Initial Certification	No	If not Initially Certified by the cutoff, recall and resubmit in SFPDM starting October 13.
Initially Certified	Yes	No action - migrates automatically.
Issued / Transferred	Yes	No action - migrates automatically.
Final Certification Draft	No	Re-initiate Final Certification in SFPDM starting October 13.
Submitted for Final Certification	No	If not Final Certified by the cutoff, re-initiate Final Certification in SFPDM starting October 13.
Final Certified	Yes	No action - migrates automatically.

Multifamily (MFPDM)

- Complete final certification before 2PM ET

GinnieNET Status	Migrates?	Action Required
Submitted for Final Certification	No	If not Final Certified by the cutoff, re-initiate Final Certification in MFPDM starting October 13.
Final Certified	Yes	No action - migrates automatically.
Issued	Yes	No action - migrates automatically.

* Multifamily has no Initial Certification

Recertification (Single Family, Multifamily, HMBS)

- Submit any recertification requests in “Draft” status; coordinate with your Document Custodian to complete “Posted” recertifications.

GinnieNET Status	Migrates?	Action Required
Draft (created, not submitted)	No	If not submitted by the cutoff, Issuers must create new recertification requests in MyGinnieMae starting October 13.
Posted	No	If not recertified by the Document Custodian by the cutoff, the Issuer must re-initiate recertification in MyGinnieMae starting October 13.
Pending	Yes	No action - migrates automatically.
Recertified	Yes	No action - migrates automatically.

Request for Release of Documents (HUD 11708) (Single Family, Multifamily, HMBS)

- All GinnieNET HUD 11708 statuses migrate automatically. No action is required before the cutoff.

GinnieNET Status	Migrates?	Action Required
New	Yes	No action - migrates automatically.
Pending Acknowledgement	Yes	No action - migrates automatically.
Acknowledged	Yes	No action - migrates automatically.
Returned Documents	Yes	No action - migrates automatically.

Roles that carry over automatically

If you hold any role below, you will have access to the migrated GinnieNET functions on October 13 — no request required.

Single Family	Multifamily	HMBS	Document Custodian
• SF-Loan Delivery and Pooling Basic User • SF-Loan Delivery and Pooling Authorized Signer • SF-Collateral Management Basic User • SF-Collateral Management Authorized Signer	• MF-Loan Delivery and Pooling Basic User • MF-Loan Delivery and Pooling Authorized Signer • MF-Investor Reporting Basic User • MF-Investor Reporting Authorized Signer	• HECM-Collateral Management Basic User • HECM-Collateral Management Authorized Signer	• DC-Pool Certification Basic User • DC-Pool Certification and Collateral Release Management Authorized Signer

Other things to know

- Prospectus generation will be available through MyGinnieMae via these links: Single Family, Multifamily
- Historical Investor Reporting HUD form requests should be submitted to askGinnieMae@hud.gov
- Investor Reporting remains available in GinnieNET in read-only mode until a future phase; additional instructions will be provided closer to that deployment.

Stay informed

- Watch the [Modernization Initiatives](#) page for updates, bulletins, and announcements.
- A Listening Session is planned for October 14, watch for an upcoming [Training Announcement](#)
- Questions? Email askGinnieMae@hud.gov or call 1-833-GNMA-HELP (1-833-466-2435).

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.

