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October 2, 2026

APM 26-13

MEMORANDUM FOR: All Participants in Ginnie Mae Programs

FROM: Joseph M. Gormley, President

SUBJECT: Single Family Liquidation Event Reports (LER) Implementation

Overview

The Single Family Issuer Report of Loan Liquidation Event Data Reporting (LER) was introduced on a voluntary, test basis by APM 25-07 (December 11, 2025). This APM announces that Issuers will be required to submit LER reports effective December 1, 2026. Detailed guidance regarding LER submissions can be found below, in Chapter 17, Part 7, and Appendix VI-24 of the Ginnie Mae Mortgage-Backed Securities Guide, 5500.3, Rev-1 (MBS Guide).

Key Information

As detailed in Chapter 17 and Appendix VI-24 of the MBS Guide, LER must be received by Ginnie Mae no later than 5:00 AM Eastern Time, the 1st business day following the liquidation event, also known as the Loan Removal Date.

Action

Issuers will be required to submit a LER for any liquidation event (removal of a mortgage from a Ginnie Mae MBS pool) such that Ginnie Mae receives the LER by 5:00 AM ET on the first business day following that liquidation. If no liquidation events occur on a given business day, no LER submission is required the next day. If a correction is needed, a corrected LER should be submitted by 5:00 AM ET the next business day. Issuers should reference Appendix VI-24, Chapter 17, and Chapter 21 Ginnie Mae MBS Guide for additional guidance.

Contact Information

If you have questions regarding this announcement, please contact your Account Executive or Ginnie Mae's centralized help desk at askGinnieMae@hud.gov.



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