

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 CXG@hud.gov.

Automation of Pre-Approval Process for Multifamily Pools

According to Ginnie Mae Policy for Multifamily Pools, Pre-Approvals are required for Pools that meet one or more of the criteria below:

- Pools with Basis Points Spread that is outside the allowable range
- Pools with shared case numbers for FHA/USDA loans considered Cross Defaulted/Cross Referenced
- Pools with Balloon Payments

Until now the Pre-Approval process has required manual communication between the Account Executive (AE) and Issuers, which are not tracked in the Multifamily Pool Delivery Module (MFPDM). This means that the tracking and storage of the formal approvals/confirmations is not captured in the system and is often not in one location and thus not easily accessible.

Effective 1/25/2021, Ginnie Mae is introducing a new feature in MFPDM to streamline and digitize the Pre-Approval process and to ensure that all information is stored and available for Issuers and AEs. The Pre-Approvals feature includes the following:

- Requests and approvals completed and tracked online via MFPDM
- Instant notifications to Account Executives and Issuers
- Single point of reference for all requests and approvals
- Waiver Letters are automatically generated once approvals are received and can be accessible at any time

Details on this functionality can be found in Chapter 4.8 Issuer Pre-Approvals of the [MFPDM Application User Manual](#) and in [QRC 4.8: Request Pre-Approval in MFPDM](#) on www.GinnieMae.gov. For additional questions and assistance please contact Ginnie Mae Customer Support at 1-833 GNMA HELP / 1-833-466-2435 or ginniemae1@bnymellon.com.

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.