

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.

Payment Default Status (PDS) – Appendix VI-22 Code Clarification

Per [APM 24-06](#), effective December 1, 2024, Ginnie Mae will implement a collection of additional data on Single Family delinquent loans. **Payment Default Status (PDS) Reporting will be a new reporting record available in the Reporting Feedback System (RFS)** and PDS file testing is currently underway through October 31, 2024. This bulletin is intended to provide additional clarification around implementing the **Default Action** and **Default Reason** codes specified in [Appendix VI-22](#).

To aid Single Family Issuers with interpreting and implementing the PDS codes, please review the “Additional Guidance” column in the tables below. These tables are a portion of the information in [Appendix VI-22](#) with the inclusion of an additional column answering common questions about the PDS codes.

Default Action Code Table – Additional Guidance

01. General Delinquency -

Action Code	Action Code Name	Action Code Definition	Action Code Date	Additional Guidance
042	Delinquent, No Action	This code must be reported in the first reporting month that the loan becomes delinquent (at one month delinquent). Also report this code; if the loan continues to be delinquent and there is no other action to report.	The reporting cutoff date at which the servicer determined that there is a minimum of one full monthly payment that is due but unpaid, regardless of the reason. Includes loans in forbearance that are not treated as delinquent for credit or servicing purposes.	<p>The statement "Includes loans in forbearance that are not treated as delinquent for credit or servicing purposes" means, if you have a loan in forbearance, regardless of if it is delinquent or not and no action was taken during the reporting period you report a code 042</p> <p>A 042 is not needed during the final transition month as a forbearance resolution code would likely have been submitted previously</p>

02. Delinquency Workouts –

Action Code	Action Code Name	Action Code Definition	Action Code Date	Additional Guidance
026	Refinance Started	The borrower has been approved for a refinance.	Approval date, the date that the borrower was approved for refinance.	This code should be used when refinance is a result of delinquency, NOT for refinance of a current loan
088	Streamlined Borrower Financials Received	Streamlined financial information has been received from the borrower and is being reviewed for placement into a loss mitigation tool requiring only streamlined financials.	Report the date on which the package was received from the borrower, one time.	This code corresponds to FHA's "AH" code, so servicers should report it under the same circumstances they would report "AH" to FHA
087	Workout Failure	Borrower has failed to perform under the terms of the agreed upon Loss Mitigation tool.	The last calendar date of the reporting month.	In the case of more than one workout failure in a month which would result in a reportable 087 code, please report this code for each workout that failed For any work out failure, you should report 087-Workout Failure along with any other actions taken during that report period including bankruptcy or foreclosure
009	Special Forbearance	Borrower has been approved for a Special Forbearance due to unemployment.	Report the date of the initial payment due date that falls under the forbearance plan. Continue to report a default action code with this same date monthly until the loan exits the forbearance plan.	As stated in Appendix VI-22, treat the Special Forbearance (009) code as a pulse code and should be reported monthly until the loan exits the forbearance plan
006	Forbearance	Borrower has been approved for a formal forbearance plan, which is a written agreement that is designed to bring the loan current. Code can also be used for plans designed to provide time for borrowers that have been affected by a natural	Report the date of the initial payment due date that falls under the forbearance plan. Continue to report a default action code with this same date monthly until the loan exits the forbearance plan.	As stated in Appendix VI-22, treat the Forbearance (006) code as a pulse code and should be reported monthly until the loan exits the forbearance plan

		disaster and should be reported until the borrower's financial condition improves.		
012	Repayment plan	Borrower has been approved for an informal forbearance plan, which is an oral agreement to bring the loan current within three months or less.	The Oral agreement date for the informal forbearance plan, or the last calendar date of the reporting month.	Report 012 for a repayment plan for a VA loan even if it is a documented rather than oral agreement
091	Trial Modification or Payment Plan Started	Borrower has been approved for a trial payment plan and is making the required trial payments.	You must report the trial period plan effective date each month during the trial period. In addition, you must report this code if you elect to use the interim month option under the Trial Period Plan or extend the Trial Period Plan to accommodate a borrower's bankruptcy filing.	Issuers should report an event with a date reflecting when the plan was approved, and then in subsequent reporting cycles report an event essentially acting as a pulse that the trial or ephemeral plan is still in effect
036	RD-SLS Loan Modification Started	USDA-guaranteed loans only. The borrower has been approved for a SLS Loan Modification, after successful RD-SLS Trial Payment Plan. Code to be reported upon receipt of signed modification documents by the borrower and now in possession of the issuer.	Date of the signed modification.	You should report the date when the borrower signed the modification
039	Insuring Agency-Specific Trial Payment Plan	The borrower has been approved for a Trial Payment Plan under an agency-specific program (e.g., for FHA-insured loans, an FHA-HAMP Trial Payment Plan; for USDA-guaranteed loans, an RD-SLS Trial Payment Plan).	Approval date, the date that the borrower was approved for a trial payment plan.	For Trial Payments, report the action code that defines the specific action taken, if the Insuring Agency has a specific trial plan (e.g., for FHA-insured loans, an FHAHAMP Trial Payment Plan; for USDA guaranteed loans, an RD-SLS Trial Payment Plan) then you report code 039, If not an Agency specific plan then use code 091

041	RD-SLS Modification with Mortgage Recovery Advance	USDA-guaranteed loans only. Borrower has been approved for a SLS Loan Modification and or combined with a Mortgage Recovery Advance, after successful completion of the RD-SLS Trial Payment Plan.	Trial payment plan approval date, the date that the borrower was approved for a Trial Payment Plan.	If both codes 039 and 041 are warranted, it is likely that the action date on both events would be the same
015	Pre-foreclosure / Short Sale Plan Approved	The borrower has been approved to participate in the Pre-foreclosure sale program.	Report the date on which you began the review for the short sale plan was approved or last calendar day of the reporting month, one time.	You must report the date on which you began the review for the short sale plan that was approved or last calendar day of the reporting month. Report this code/date one time
141	FHA-HAMP Modification/Partial Claim Started	The borrower has been approved for an FHA-HAMP loan modification and partial claim, after successful completion of an FHA-HAMP Trial Payment Plan.	Date of the signed modification.	This code should be reported when the borrower signs the modification. You must report the date when the borrower signed the modification. This code is for FHA loans only

03. Reinstatement -

Action Code	Action Code Name	Action Code Definition	Action Code Date	Additional Guidance
098	Reinstated after Loss Mitigation intervention	Borrower reinstated delinquency with benefit of Loss Mitigation (a Special Forbearance, Loan Modification, or RD-SLS Modification), with the use of an informal or formal forbearance/repayment plan, with the use of borrower assistance, or was brought current as agreed when a promise to pay was made.	Reinstatement date, the date that the borrower reinstated delinquency.	May not apply, please refer to the guidance on page 3 of Appendix VI-22 "When to Stop"

04. Bankruptcy –

No additional guidance

05. Foreclosure –

Action Code	Action Code Name	Action Code Definition	Action Code Date	Additional Guidance
025	Foreclosure Sale Held	The foreclosure sale was held.	Foreclosure sale date, the date that the foreclosure was sold.	If a Foreclosure Sale results in a Third-Party Sale, (Action Code 027 or 030), there is no requirement to send the 025, but it is also ok to include it alongside the 3rd party sale code if your servicing systems have both events recorded separately and it's easier for you to send both

06. Termination –

Action Code	Action Code Name	Action Code Definition	Action Code Date	Additional Guidance
049	Assignment	A mortgage loan is in the process of being assigned to the insurer. For FHA loans, an assignment was completed for an Accelerated Claims Disposition (ACD), Section 247 or Section 248 case.	Report the date of HUD notified you to cease collections/foreclosure activities.	This code should only be used for HUD ACD Loans. At this time there are no other scenarios
022	Pool transfer	When an Issuer transfers the pool and loans.	Effective Reporting Date of the Transfer of Issuer Responsibility. (See Chapter 21, Part 8 of the MBS guide).	May not apply, please refer to the guidance on page 3 of Appendix VI-22 "When to Stop"
048	Claim without Conveyance of Title	A third party purchased the property at foreclosure where Agency authorized the use of the Claim without Conveyance of Title procedure.	The sale date of the property.	This applies to any loan type whose insuring agency allows this type of third-party purchase

07. Other –

No additional guidance

Default Reason Code Table

Reason Code	Reason Code Name	Reason Code Description	Additional Guidance
031	Unable to Contact Borrower	Reason for default is unknown (unable to get contact or unable to determine the reason).	When reporting a loan that is current, if the servicer has a reason for bankruptcy, report that. Alternatively, per Appendix VI-22, Default Reason Code 031 is used when the RFD is unknown

Several high-level [FAQs](#) can be found under the category *Issuer* and subcategory *Monthly Requirements* on [GinnieMae.gov](#), as well as, on Ginnie Mae’s [Modernization Initiatives](#) web page. For additional questions and assistance with PDS Reporting, contact Ginnie Mae Customer Support at askGinnieMae@hud.gov.

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