

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.

SFPDM Updates – Mid-October 2024

Ginnie Mae will be making updates to the system logic of the Single Family Pool Delivery Module (SFPDM) to address Issuer feedback. The updates, available **October 14, 2024**, are:

<p>Correction of Taxpayer Identifier Value After Import</p>	<ul style="list-style-type: none"> • Adjusted system logic to allow “same digit” taxpayer identifier values to be imported and saved at the loan-level, corrected in the UI, and be flagged during business rule validation instead. <ul style="list-style-type: none"> ○ Previous system logic caused “same digit” taxpayer identifier values to fail to import (ex. 111111111). ○ To import and save, Social Security Number (SSN) and Employee Identification Number (EIN) must be provided where required, numeric only, and 9 digits. • Implemented business rule error to flag “same digit” SSN and EIN values after import: <ul style="list-style-type: none"> ○ <i>SFP-02R04002E: Loan Borrower Social Security/Employee Identification Number must be a valid 9-digit number for all borrowers.</i>
<p>Payments Prior to Loan Amortization</p>	<ul style="list-style-type: none"> • Adjusted system logic to allow advance principal payments on loans prior to the first payment date. Curtailments prior to the first payment date (loan amortization) will now be factored into the calculated unpaid principal balance (UPB). <ul style="list-style-type: none"> ○ Previous system logic caused curtailments prior to loan amortization to not be factored into the calculated UPB.
<p>Additional Context for PIIT Transfers</p>	<ul style="list-style-type: none"> • Added the Issuer ID and Issuer Name of the Selling Issuer with the pool to the <i>TAI Acceptance</i> section of My Dashboard, so that the Buying Issuer can easily identify the Selling Issuer for proper acceptance.

The Single Family Pooling Business Rules and Errors Guide, under *Other Aids* on the [Tools and Resources](#) page of GinnieMae.gov, will be updated to reflect new and removed business rules. Ginnie Mae will continue to review and prioritize user feedback to further enhance the application through upcoming updates.

For guidance on how to use the application, refer to the [SFPDM User Manual](#) and the Single Family eLearning Modules on the [Training Recordings](#) page of GinnieMae.gov.

For any SFPDM inquiries, email askGinnieMae@hud.gov or call 1-833 GNMA HELP / 1-833-466-2435.

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