

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.

Ensuring Accurate Down Payment Assistance Reporting in SFPDM

To enhance transparency and data integrity, **Ginnie Mae is reinforcing requirements for Issuers to collect and report accurate down payment assistance data at pooling/issuance**. This information is critical for ensuring the quality of loans in Ginnie Mae securities and supporting risk management efforts.

Down Payment Assistance Data Collection Expectations

- Issuers must take all necessary steps to collect and report accurate down payment assistance information.
- This reporting requirement applies to loans acquired via any delivery channels, including direct originations, Pools Issued for Immediate Transfer (PIIT), correspondent loans, retail loans, and broker acquisitions.
- Additional guidance on data collection expectations has been reflected in updates to the PDD Implementation Guide: [Appendix D – XML Data Reference](#) in the Implementation Notes of the data point FundsType (Sort ID 52).

Down Payment Reporting Reminders

Category	Reporting Requirement
<i>Gift Funds Reporting</i>	If a borrower receives funds for a down payment as a gift, with no expectation of repayment (from relatives, nonprofit, religious, or community organizations, government assistance or employer assistance programs, and/or sellers), issuers must report these funds using FundsType = "GiftFunds".
<i>Multiple Funding Sources</i>	If a borrower uses multiple sources to fund their down payment, all sources must be reported by including multiple FundsType(s).
<i>Minimizing Use of 'Other'</i>	The use of the 'Other' allowable value should be minimized. Issuers should make reasonable efforts to determine and report the correct down payment source.

Required Action for Issuers

Ginnie Mae encourages Issuers to review internal processes and work with business partners and/or software vendors to ensure compliance with these reporting obligations. (Note: If there are corrections needed to down payment assistance reported for previously issued loans, please make any necessary updates in the Reporting Feedback System (RFS) to bring those loans into compliance.)

For questions or concerns, please email askGinnieMae@hud.gov.

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.