

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.

PIIT Execution during SFPDM 18-Month Adoption Window

On January 31, 2022, Ginnie Mae released an All Participants Memorandum ([APM 22-02](#)) officially announcing the start of the 18-month transition of Single Family and Manufactured Housing pooling activities to the Single Family Pool Delivery Module (SFPDM). This new, modernized application became available to all Single Family and Manufactured Issuers on April 25th, 2022.

In effort to provide Issuers adequate time to adopt and become familiar with SFPDM, Pool Issued for Immediate Transfer (PIIT) Execution will be available in both GinnieNET and SFPDM during the remainder of the 18-Month Adoption Window. Although both applications can be used to execute transfers at this time, **transfers of PIIT Pools can only be accepted using the same pooling application where they were originally initiated (i.e., SFPDM to SFPDM or GinnieNET to GinnieNET)**. Thus, to successfully complete a transaction, the Buying Issuer must identify the correct system to accept the pool after receiving the existing "PIIT Pools Reminder" eNotification.

To make this process as efficient as possible, Ginnie Mae encourages Issuers that plan to transfer pools during the remainder of the 18-Month Adoption Window to communicate with their partners to coordinate which application will be used to execute each transfer.

In SFPDM, Issuers can submit PIIT pools using a MISMO-compliant Pool Delivery Dataset (PDD) or by manually entering pool and loan data. **Please note that Issuers do not have to begin pooling in SFPDM to accept a transfer.** For guidance on how to submit and accept transfers in SFPDM, refer to Sections 2.9 and 2.10 of the forthcoming [SFPDM User Manual](#), respectively.

Please continue preparing for this transition as the selling and buying of pools will only remain available in SFPDM at the conclusion of the 18-Month Adoption Window. More information on Ginnie Mae's SFPDM 18-Month Adoption Window and expectations can be found in [Modernization Bulletin #10](#).

For more information on SFPDM and other available resources, please visit Ginnie Mae's "[Modernization Initiatives](#)" page under the "SFPDM-MISMO" dropdown.

For questions regarding the SFPDM adoption effort, please email [GinnieMae MISMO Support@hud.gov](mailto:GinnieMae_MISMO_Support@hud.gov) or call Ginnie Mae Customer Support at 1-833 GNMA HELP / 1-833-466-2435 and select option 2, then option 6 for inquires related to PDD and VTT. For assistance with SFPDM and functional role assignments, please select option 1 or email 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.

