



Fannie Mae®

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# Multifamily Selling and Servicing Guide

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## Section 1002 Healthy Design

### Requirements

Product Description	
Eligibility	<p>You must ensure:</p> <ul style="list-style-type: none"><li>• The Property has rent or income restrictions where at least 50% of the units serve tenants with incomes of 80% of AMI or less.</li><li>• The Property received a Fannie Mae recognized Healthy Design certification per <a href="#">Form 4248</a> before Rate Lock.</li><li>• The Borrower did not previously receive this benefit for the same Property.</li></ul>
Certification Cost	Borrower's responsibility.

### Guidance

You may choose to pay the Borrower's certification cost. Fannie Mae will reimburse you for the certification cost after Delivery per the [How to: Register, Quote, Close, and Deliver a Healthy Housing Rewards Mortgage Loan](#).



# Glossary

## B

**Borrower** Person who is the obligor per the Note.

### Synonyms

- Borrowers
- Borrower's

## D

**Delivery** Submission of all correct, accurate, and certifiable documents, data, and information with all applicable documents properly completed, executed, and recorded as needed, and any deficiencies resolved to Fannie Mae's satisfaction.

### Synonyms

- Deliver
- Delivered
- Deliveries

## M

**Mortgage Loan** Mortgage debt obligation evidenced, or when made will be evidenced, by

- the Loan Documents, or
- a mortgage debt obligation with a Fannie Mae credit enhancement.

### Synonyms

- Mortgage Loans
- Mortgage Loan's

## P



## Property

Multifamily residential real estate securing the Mortgage Loan, including the

- fee simple or Leasehold interest,
- Improvements, and
- personal property (per the Uniform Commercial Code).

### **Synonyms**

- Properties
- Property's

## **R**

## Rate Lock

Agreement between you and the Investor containing the terms of the Lender-Arranged Sale or Multifamily Trading Desk trade of the Mortgage Loan and the MBS terms and conditions relating to the underlying MBS, if applicable, which may be documented via a recorded telephone conversation.

### **Synonyms**

- Rate Locks