# TABLE OF CONTENTS

Part II Section 107.02A Tenant Estoppel Certificate; Lease Modification ........................................ 3
GLOSSARY ............................................................................................................................................ 4
107.02A  Tenant Estoppel Certificate; Lease Modification

- **Requirements**

  You must make reasonable efforts to get a Form 6413 for each non-Material Commercial Lease, other than leases relating only to equipment or maintenance services.

  If a non-Material Commercial Lease has terms that are inconsistent with the terms of the Mortgage Loan or present inappropriate risks for the Mortgage Loan, then you must:

  - require the Borrower to modify the lease appropriately; or
  - address any inconsistencies or risks in a Form 6413.
Glossary

B

Borrower  Person who is the obligor under the Note.

Synonyms
  • Borrowers
  • Borrower's

M

Material Commercial Lease  Lease, sublease, license, concession, grant, or other possessory interest for commercial purposes that comprises 5% or more of the Property's annual EGI, or relates to:
  • solar power, thermal power generation, or co-power generation, or for the installation of solar panels or any other electrical power generation equipment, and any related power purchase agreement; or
  • any Property dwelling units leased to an Affiliate of the Borrower, any Key Principal, or any Principal.

Synonyms
  • Material Commercial Leases

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