

Multifamily Selling and Servicing Guide

Effective as of December 1, 2025

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501.04 Fannie Mae Loan Number

✓ Requirements

You must reference the Loan Number in all communications with Fannie Mae about the Mortgage Loan.

> Operating Procedures

You will receive the Loan Number through C&D after

■ Fannie Mae closes the MBS Pool for an MBS Mortgage Loan, or

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you submit the Mortgage Loan data for a Cash Mortgage Loan.



Glossary

C

Cash Mortgage Loan

Mortgage Loan purchased by Fannie Mae in exchange for cash.

Synonyms

Cash Mortgage Loans

L

Loan Number

10-digit number assigned by Fannie Mae to each Mortgage Loan.

M

MBS Mortgage Loan

Mortgage Loan purchased by Fannie Mae in exchange for an issued MBS backed by the Mortgage Loan.

Synonyms

MBS Mortgage Loans

MBS Pool

MBS Security backed by MBS Mortgage Loans.

Synonyms

- MBS Pools
- MBS Pool's

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.

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Synonyms

- Mortgage Loans
- Mortgage Loan's