Multifamily Selling and Servicing Guide

Effective as of July 24, 2025

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☑ 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

- 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.

Synonyms
• Mortgage Loans
• Mortgage Loan's