

# Multifamily Selling and Servicing Guide

Effective as of November 4, 2025

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Effective: 11/04/2025



# **702.04** Guaranty Fee and Servicing Fee

## ✓ Requirements

You must calculate the Gross Note Rate using the current Guaranty Fee and Servicing Fee for a fixed rate Mortgage Loan in effect at Rate Lock.

Effective: 11/04/2025



## **Glossary**

G

**Gross Note Rate** 

Interest rate stated in the Loan Documents.

**Guaranty Fee** 

Fee retained by Fannie Mae for credit enhancing a Mortgage Loan or assuming credit risk on a Mortgage Loan, and which may be expressed as a percentage.

### **Synonyms**

Guaranty Fees

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

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.

Effective: 11/04/2025

## **Synonyms**

Rate Locks

S



Servicing Fee

Fee a Servicer receives for collecting payments, managing operational procedures, and assuming your portion of credit risk for a Mortgage Loan, and which may be expressed as a percentage.

Effective: 11/04/2025

## **Synonyms**

Servicing Fees