

# Multifamily Selling and Servicing Guide

Effective as of December 1, 2025

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## **702.06** Fixed Rate Amortization

### ▼ Requirements

You must comply with the following table.

For ARM Loans and SARM Loans with	The fixed rate amortization term will be
Full-term interest-only	360 months.
<ul> <li>Partial interest-only or amortization,</li> <li>a fixed rate term greater than or equal to the original ARM Loan or SARM Loan term, and</li> <li>a most recent Property Condition Rating of 1 or 2</li> </ul>	360 months.
Other characteristics	equal to  • the original ARM Loan or SARM Loan amortization term (in months), minus  • the number of monthly payments (P&I or interest-only) since the Mortgage Loan Origination Date.

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# **Glossary**

## M

Mortgage Loan Origination Date

Date you fund a Mortgage Loan to the Borrower.

#### **Synonyms**

- Mortgage Loan's Origination Date
- Origination Date

P

P&I

Principal and interest

Property Condition Rating

An assessment of the Property's overall condition per the MBA Standard Inspection Form, expressed on a scale from 1 (the best Property Condition Rating) to 5 (lowest Property Condition Rating).

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#### **Synonyms**

• Property Condition Ratings