

# Multifamily Selling and Servicing Guide

Effective as of November 4, 2025

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## **408.02D** Releasing Additional Escrows for Principal and Interest, Taxes and Insurance, and Replacement Reserves

Notwithstanding anything contained in this Chapter, if no Event of Default has occurred and is continuing under any of the Loan Documents (including Forbearance), the Servicer is delegated the authority to waive any Loan Document requirement prohibiting the Servicer from immediately approving a partial or final disbursement request of Additional Escrows for P&I, T&I, and Replacement Reserves required by:

- Form 6268 Modifications to Multifamily Loan and Security Agreement (Additional Reserve Escrows);
- Form 6640 Amendment to Multifamily Loan and Security Agreement (Additional P&I Escrow Agreement); or
- Form 6641 Additional P&I Escrow Agreement (4000 series Loan Documents).

The Servicer is delegated the authority to:

- determine whether the waiver requires a Loan Document amendment; and
- document any amendment in any form the Servicer determines to be legally enforceable.

Servicers must document all disbursement requests, including any supporting documentation and analysis, in the Servicing File.

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## **Glossary**

#### L

Loan Documents All Fannie Mae-approved documents evidencing,

securing, or guaranteeing the Mortgage Loan.

**Synonyms** 

Loan Document

Mortgage Loan Document

Mortgage Loan Documents

P

P&I Principal and interest

S

Security MBS, PFP MBS, or REMIC.

**Synonyms** 

Securities

Servicer Primary Person servicing the Mortgage Loan, including

• the originator,

• seller, or

• a third party.

**Synonyms** 

Servicers

Servicer's

Servicing File Your file for each Mortgage Loan serviced.

**Synonyms** 

Servicing Files

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