

Multifamily Selling and Servicing Guide

Effective as of December 1, 2025

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1809.02 Supplemental Mortgage Loans

☑ Requirements

You must ensure any Supplemental Mortgage Loan:

is taxable debt that is cross-collateralized and cross-defaulted with the Credit Enhancement Mortgage Loan Property;

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- is originated after the Credit Enhancement Mortgage Loan;
- complies with the Bond documents; and
- is properly disclosed to Investors.



Glossary

C

Credit Enhancement Mortgage Loan

Mortgage Loan financed by a Bond issuance where Fannie Mae provides credit enhancement by

- a Credit Enhancement Instrument, or
- an MBS for Bonds.

Synonyms

• Credit Enhancement Mortgage Loans

P

Property

Multifamily residential real estate securing the Mortgage Loan, including the

- fee simple or Leasehold interest,
- · Improvements, and
- personal property (per the Uniform Commercial Code).

Synonyms

- Properties
- Property's

S

Supplemental Mortgage Loan

Mortgage Loan purchased by Fannie Mae that is subordinated to, and has a Mortgage Loan Origination Date after, the Senior Mortgage Loan that is also owned by Fannie Mae.

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Synonyms

Supplemental Mortgage Loans