

Multifamily Selling and Servicing Guide

Effective as of November 4, 2025

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Effective: 11/04/2025



704.01 Eligibility

% Operating Procedures

To renew an ARM 5/5 Loan for a second 5-year adjustable rate term:

Timing before the initial Maturity Date	You must
At least 180 days	 Notify Multifamily Asset Management that the ARM 5/5 Loan will be renewed for the second 5-year adjustable rate term. Confirm the ARM 5/5 Loan complies with Part III, Chapter 11: Adjustable Rate Mortgage (ARM) Loans, Section 1104: ARM 5/5 Loan Optional 5-Year Adjustable Rate Term Renewal Eligibility. Include preliminary DSCR and LTV calculations. Estimate the starting interest rate for the second 5-year adjustable rate term, including the new Investor spread.
At least 30 days	Provide Multifamily Asset Management with: • an updated ARM 5/5 Loan eligibility confirmation; • current DSCR and LTV calculations; and • an estimate of the starting interest rate for the second 5-year adjustable rate term, including the new Investor spread.

Effective: 11/04/2025



Glossary

I

Investor MBS Investor for an MBS Mortgage Loan, or Fannie

Mae for a Cash Mortgage Loan.

Synonyms

Investors

• Investor's

 \mathbf{M}

Maturity Date Date all Mortgage Loan amounts become fully due and

payable per the Loan Documents.

Synonyms

Maturity Dates

Multifamily Asset Management Team that can be contacted at drawer am@fanniemae.com.

Effective: 11/04/2025