

# Multifamily Selling and Servicing Guide

Effective as of December 1, 2025

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# 101.01 Relationship

#### ✓ Requirements

#### You must:

- service all Portfolio Mortgage Loans on Fannie Mae's behalf per the Guide; and
- not engage any Person on the Restricted Vendor List to perform any service for, or be involved in any way with, the Mortgage Loan servicing.

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# **Glossary**

## G

Guide

Multifamily Selling and Servicing Guide controlling all Lender and Servicer requirements unless a Lender Contract specifies otherwise.

#### **Synonyms**

• DUS Guide

# $\mathbf{M}$

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

### P

Person

Legal person, including an

- individual,
- estate,
- trust,
- corporation,
- partnership,
- · limited liability company,
- financial institution,
- joint venture,
- · association, or
- other organization or entity (whether governmental or private).

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#### **Synonyms**

- Persons
- Person's