

# Multifamily Selling and Servicing Guide

Effective as of December 1, 2025

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#### **102.01** Filing Documents

#### ✓ Requirements

You must maintain Fannie Mae's first Lien security interest in the Personal Property by filing all necessary UCC financing statements and continuations by the earlier of:

- the date any outstanding filing lapses; or
- any applicable jurisdiction filing deadline.

## Guidance

For all Mortgage Loans, you should effectively monitor

- UCC financing statements, and
- continuation filing deadlines.

## Operating Procedures

Each Mortgage Loan Servicing File must include a file-stamped copy of the UCC financing statements filed for the Personal Property, including

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- initial filings,
- continuations,
- assignments, and
- other amendments.



## **Glossary**

## L

Lien

Lien, mortgage, bond interest, pledge, security interest, charge, or encumbrance of any kind.

#### **Synonyms**

• Liens

#### 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

**Personal Property** 

Furniture, fixtures, equipment, and other tangible personal property located on or used in connection with the Property.

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## S

Servicing File

Your file for each Mortgage Loan serviced.

#### **Synonyms**

Servicing Files

## U

UCC

**Uniform Commercial Code**