

Multifamily Selling and Servicing Guide

Effective as of November 4, 2025

No portion of this Multifamily Selling and Servicing Guide may be reproduced in any form or by any means without Fannie Mae's prior written permission, except as may be provided herein or unless otherwise permitted by law. Limited permission to reproduce this Multifamily Selling and Servicing Guide in print, in whole or in part, and limited permission to distribute electronically parts of this Multifamily Selling and Servicing Guide, are granted to Fannie Mae-approved Lenders strictly for their own use in originating and selling multifamily Mortgage Loans to, and servicing multifamily Mortgage Loans for, Fannie Mae. Fannie Mae may revoke this limited permission by sending 60 days advance written notice to any or all Fannie Mae-approved Lenders.



TABLE OF CONTENTS

Part V Section 301.01 Maintenance	3
GLOSSARY	4

Effective: 11/04/2025



301.01 Maintenance

✓ Requirements

For all funds collected per the Loan Documents, you must:

- establish and maintain the following per this Chapter:
 - P&I Custodial Accounts;
 - T&I Custodial Accounts; and
 - Collateral Agreement Custodial Accounts; and
- maintain strict control of all funds in your custody.

Operating Procedures

You must maintain all accounts and related records:

- for all
 - Custodial Accounts,
 - Drafting Accounts, and
 - Clearing Accounts;
- using sound accounting and cash management practices; and

Effective: 11/04/2025

enabling Fannie Mae to audit them at any time.



Glossary

C

Collateral Agreement Custodial Accounts Custodial account established by the Servicer for depositing funds received from the Borrower for Collateral Agreements.

Synonyms

Collateral Agreement Custodial Account

L

Loan Documents

All Fannie Mae-approved documents evidencing, securing, or guaranteeing the Mortgage Loan.

Effective: 11/04/2025

Synonyms

- Loan Document
- Mortgage Loan Document
- Mortgage Loan Documents

P

P&I

Principal and interest