



Fannie Mae®

Multifamily Selling and Servicing Guide

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301.03A Eligible Depository

Requirements

You must ensure all Custodial Accounts are demand deposit or money market accounts maintained at an Eligible Depository. An Eligible Depository is:

- a Federal Reserve Bank;
- a Federal Home Loan Bank; or
- depository institution if it complies with the following.

Depository Institution...	Must...
Accounts	Be insured by the <ul style="list-style-type: none">• Federal Deposit Insurance Corporation, or• National Credit Union Share Insurance Fund.
Rating	Have an applicable Federal or State rating of <ul style="list-style-type: none">• "well capitalized", or• if unrated, meet the capital requirements for a "well capitalized" rating.



Depository Institution...	Must...
Minimum Financial Ratings for Assets \$20 Billion or More	<ul style="list-style-type: none"> • If rated by both S&P and Moody's, meet all of the following: <ul style="list-style-type: none"> - for S&P: <ul style="list-style-type: none"> ▪ an "A-2" short-term issuer rating; and ▪ a "BBB" long-term issuer rating; and - for Moody's: <ul style="list-style-type: none"> ▪ a "P-3" short-term bank deposit rating; and ▪ a "Baa2" long-term bank deposit rating. • If only rated by S&P, have: <ul style="list-style-type: none"> - an "A-2" short-term issuer rating; and - a "BBB" long-term issuer rating. • If only rated by Moody's, have: <ul style="list-style-type: none"> - a "P-3" short-term bank deposit rating; and - a "Baa2" long-term bank deposit rating.
Minimum Financial Ratings for Assets Less than \$20 Billion	Meet at least 1 of the following: <ul style="list-style-type: none"> • For S&P: <ul style="list-style-type: none"> - an "A-2" short-term issuer rating; and - a "BBB" long-term issuer rating. • For Moody's: <ul style="list-style-type: none"> - a "P-3" short-term bank deposit rating; and - a "Baa2" long-term bank deposit rating. • For IDC Financial Publishing, Inc., or its successor, a 175. • For Kroll Bond Rating Agency, Inc., or its successor, a C+.

Operating Procedures

You may establish the account within your own institution if you

- are an Eligible Depository, and
- do not use your general ledger or internal operating account for Custodial



Accounts.



Glossary

B

Bonds Tax-exempt or taxable multifamily revenue bonds, or other tax-exempt or taxable bonds, issued to finance 1 or more Credit Enhancement Mortgage Loan Properties.

Synonyms

- Bond

C

Custodial Account Accounts established by the Servicer for depositing P&I payments, T&I funds, Collateral Agreement deposits, and other similar funds.

Synonyms

- Custodial Accounts

G

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

Synonyms

- DUS Guide

I

Issuer Entity that:
• issues Bonds for a Credit Enhancement Mortgage Loan;
• packages mortgages for sale as a Security for an MBS;
or
• issues a Letter of Credit.

Synonyms

- Issuers