



Fannie Mae®

---

# Multifamily Selling and Servicing Guide

Effective as of July 24, 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 303.02 Withdrawals ..... 3

GLOSSARY ..... 4



## 303.02 Withdrawals

### Requirements

You must only withdraw funds from the P&I Custodial Account to:

- Remit funds to Fannie Mae.
- Reimburse a Delinquency Advance recovered from subsequent collections.
- Remove funds erroneously deposited.
- Transfer interest or typical demand deposit or money market account earnings.
- Pay the Guaranty Fee (unless you received a notice of default from any Security Trust Indenture guarantor).
- Remove fees, charges, or other amounts deposited on a temporary basis, including
  - late charges,
  - Servicing Fees, or
  - unsecuritized excess spread (i.e., when a Mortgage Loan's Pass-Through Rate is greater than the MBS Pool's Pass-Through Rate).
- Clear and close the account.
- Transfer any funds to 1 or more other Custodial Accounts per this Chapter.



# Glossary

## D

Delinquency Advance	<p>Your required advances for scheduled monthly Mortgage Loan principal and/or interest per</p> <ul style="list-style-type: none"><li>• your Lender Contract, or</li><li>• the Guide.</li></ul> <p><b>Synonyms</b></p> <ul style="list-style-type: none"><li>• Delinquency Advances</li></ul>
---------------------	---

## G

Guaranty Fee	<p>Fee retained by Fannie Mae for credit enhancing a Mortgage Loan or assuming credit risk on a Mortgage Loan, and which may be expressed as a percentage.</p> <p><b>Synonyms</b></p> <ul style="list-style-type: none"><li>• Guaranty Fees</li></ul>
--------------	---

## I

Indenture	<p>Bond issuer trust indenture or resolution listing Bond terms.</p>
-----------	--

## M

MBS Pool	<p>MBS Security backed by MBS Mortgage Loans.</p> <p><b>Synonyms</b></p> <ul style="list-style-type: none"><li>• MBS Pools</li><li>• MBS Pool's</li></ul>
----------	---



## 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**

## P&I Custodial Account

Custodial Account for principal and interest deposits.

### **Synonyms**

- P&I Custodial Accounts

## Pass-Through Rate

Mortgage Loan Gross Note Rate minus:

- for MBS Mortgage Loans, the Guaranty Fee, minus the Servicing Fee; and
- for Cash Mortgage Loans, the Servicing Fee.

## **S**

## Security

MBS, PFP MBS, or REMIC.

### **Synonyms**

- Securities