Multifamily Selling and Servicing Guide

Effective as of December 1, 2025

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☑ Requirements

T&I Custodial Account shortfalls must be paid by

- the Borrower, or

- you (i.e., a Servicing Advance).

Glossary

B

Borrower	Person who is the obligor per the Note.

Synonyms
• Borrowers
• Borrower's

S

Servicing Advance	All amounts required to be paid by the Borrower, for

• all taxes and assessments against each Property,
• all insurance premiums for insurance for each Property to insurance carrier(s) acceptable to Fannie Mae, in accordance with the Guide, and
• any other payment, as determined by Fannie Mae, necessary to preserve and protect the Property or to exercise any legal or equitable remedies (other than foreclosure) against the Borrower or the Property (including attorney, appraisal, or other professional fees) or any other obligations relating to the Property as set forth in the Loan Documents.

Synonyms
• Servicing Advances

T

T&I Custodial Account	Custodial Account for the deposit of T&I and other impound escrow funds.

Synonyms
• T&I Custodial Accounts