



Fannie Mae®

Multifamily Selling and Servicing Guide

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502.03 Property Inspection Protocol

➔ Guidance

Property inspection frequency is based on

- the current Fannie Mae risk rating,
- the Mortgage Loan amount at the Mortgage Loan Origination Date, and
- a full inspection (unless otherwise noted) of the specified percentage of units per the Property Inspection Protocol table criteria, but not:
 - less than the specified minimum; and
 - more than the specified maximum.

If the scheduled inspection due date is within 6 months of the Maturity Date, the MAMP inspection due date will be set to 6 months before the Maturity Date.

✿ Operating Procedures

| Property Inspection Protocol | | | | | | |
|--|--|----------------------|----------------------------|---------|---------------------|------------------------------|
| If the original Mortgage Loan Amount is greater than \$30 million... | | | | | | |
| Type | Fannie Mae Risk Rating | Inspection Frequency | Number of Units to Inspect | | Minimum # of Photos | Inspector |
| | | | % | Min/Max | | |
| All Mortgage Loans | • Pass, • Pass-Watch, or • Special Mention | Annual | 5% | 5/15 | 15 | • Third-Party, or • In-House |
| | Substandard | Annual | 10% | 10/20 | 15 | In-House Only |
| If the original Mortgage Loan Amount is greater than \$6 million and less than or equal to \$30 million... | | | | | | |
| NOTE: DSCR is per the most recent annual financial statement submitted to Fannie Mae. | | | | | | |
| Type | Fannie Mae Risk Rating | Inspection Frequency | Number of Units to Inspect | | Minimum # of Photos | Inspector |
| | | | % | Min/Max | | |
| Most Recent Inspection rating of 4 or 5 | All Ratings | Annual | 10% | 10/20 | 15 | In-House Only |



| Property Inspection Protocol | | | | | | |
|---|---|--|------------------------------------|---------|---------------------|---|
| <ul style="list-style-type: none"> • Seniors Housing, or • Rent-Stabilized | <ul style="list-style-type: none"> • Pass, • Pass-Watch, or • Special Mention | Annual | 5% | 5/15 | 15 | <ul style="list-style-type: none"> • Third-Party, or • In-House |
| | Substandard | Annual | 10% | 10/20 | 15 | In-House Only |
| Maturing | All Ratings | Within 12 months before Maturity Date | Per applicable Mortgage Loan type. | | | |
| All Others | <ul style="list-style-type: none"> • Pass, Pass-Watch, or Special Mention; and • DSCR \geq 1.35, or Co-op DSCR \geq 1.00. | <ul style="list-style-type: none"> • Every 2 years; or • Annual if required annual Operating Statement not received. | 5% | 5/15 | 15 | <ul style="list-style-type: none"> • Third-Party, or • In-House |
| | <ul style="list-style-type: none"> • Pass, Pass-Watch, or Special Mention; and • DSCR < 1.35, or Co-op DSCR < 1.00. | Annual | 5% | 5/15 | 15 | <ul style="list-style-type: none"> • Third-Party, or • In-House |
| | Substandard | Annual | 10% | 10/20 | 15 | In-House Only |
| If the original Mortgage Loan Amount is \$6 million or less... | | | | | | |
| NOTE: If the Property has 10 units or less, at least 2 units must be inspected. | | | | | | |
| Type | Fannie Mae Risk Rating | Inspection Frequency | Number of Units to Inspect | | Minimum # of Photos | Inspector |
| | | | % | Min/Max | | |
| Most Recent Inspection rating of 4 or 5 (unless Delivered Mortgage Loan Amount was less than \$750,000) | All Ratings | Annual | 10% | 10/20 | 15 | In-House Only |



| Property Inspection Protocol | | | | | | |
|--|--|---------------------------------------|------------------------------------|-------|----|---|
| <ul style="list-style-type: none"> • Seniors Housing, or • Rent-Stabilized | <ul style="list-style-type: none"> • Pass, • Pass Watch, or • Special Mention | Annual | 5% | 5/15 | 15 | <ul style="list-style-type: none"> • Third-Party, or • In-House |
| | Substandard | Annual | 10% | 10/20 | 15 | In-House Only |
| Maturing | All Ratings | Within 12 months before Maturity Date | Per applicable Mortgage Loan type. | | | |
| All Others | <ul style="list-style-type: none"> • Pass, Pass-Watch, or Special Mention; and • Delivered Mortgage Loan Amount < \$750,000. | Walk Around every 5 years | N/A | N/A | 10 | <ul style="list-style-type: none"> • Third-Party, or • In-House |
| | <ul style="list-style-type: none"> • Pass, Pass-Watch, or Special Mention; and • Delivered Mortgage Loan Amount \geq \$750,000. | Every 2 years | 5% | 2/5 | 10 | <ul style="list-style-type: none"> • Third-Party, or • In-House |
| | Substandard | Annual | 10% | 2/5 | 10 | In-House Only |



Glossary

D

| | |
|--------------------------------|--|
| Delivered Mortgage Loan Amount | UPB of a Mortgage Loan when it is purchased by Fannie Mae. |
|--------------------------------|--|

M

| | |
|------|---|
| MAMP | Multifamily Asset Management Portal used to submit <ul style="list-style-type: none">• Property inspections,• operating statements,• requested modifications,• asset management reports, and• data corrections for loan or property attributes. |
|------|---|

Synonyms

- Multifamily Asset Management Portal
- MAMP's

| | |
|---------------|---|
| Maturity Date | Date all Mortgage Loan amounts become fully due and payable per the Loan Documents. |
|---------------|---|

Synonyms

- Maturity Dates

| | |
|---------------|--|
| Mortgage Loan | Mortgage debt obligation evidenced, or when made will be evidenced, by <ul style="list-style-type: none">• the Loan Documents, or• a mortgage debt obligation with a Fannie Mae credit enhancement. |
|---------------|--|

Synonyms

- Mortgage Loans
- Mortgage Loan's



Mortgage Loan Origination Date

Date you fund a Mortgage Loan to the Borrower.

Synonyms

- Mortgage Loan's Origination Date
- Origination Date

P

Property

Multifamily residential real estate securing the Mortgage Loan, including the

- fee simple or Leasehold interest,
- Improvements, and
- personal property (per the Uniform Commercial Code).

Synonyms

- Properties
- Property's