



Fannie Mae®

Multifamily Selling and Servicing Guide

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301.01 Zoning and Legal Non-Conforming Use

Requirements

For each Property, you must:

- identify the current zoning or land use designation;
- confirm the existing Property use (e.g., multifamily, single-family, mixed use, Manufactured Housing Community, etc.) is expressly permitted per current zoning and land use laws and regulations; and
- not Deliver any Property with a legal non-conforming use.

If you order a Zoning Report from a zoning consultant, you must:

- deliver structured data per the Zoning Report Data Supplement ([Form 4089](#)); and
- include a report narrative.



Glossary

M

Manufactured Housing Community

Residential real estate development with lots on which manufactured homes are located, together with amenities, utility services, landscaping, roads, and other infrastructure.

Synonyms

- Manufactured Housing Property
- MH Community
- MH Community's
- MH Communities
- MHC

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