

# Multifamily Selling and Servicing Guide

Effective as of November 4, 2025

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# Section 2103 Loan Documents

# ▼ Requirements

Loan Documents		
For a	You must ensure execution of	
Wholly-Owned Condominium	<ul> <li>Modifications to Multifamily Loan and Security Agreement (Condominium Provisions) (Form 6202); and</li> <li>Modifications to Security Instrument (Condominium Subordination) (Form 6304).</li> </ul>	
Fractured Condominium or Commercial Condominium	<ul> <li>Modifications to Multifamily Loan and Security Agreement (Fractured/Commercial Condominium Provisions) (Form 6258);</li> <li>Estoppel Certificate attached to Form 6258, executed by the condominium association;</li> <li>Modifications to Security Instrument (Condominium Subordination) (Form 6304);and</li> <li>Guaranty of Non-Recourse Obligations (Form 6015).</li> </ul>	

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# **Glossary**

#### C

# Commercial Condominium

Mixed-use Condominium Property combining Borrowerowned multifamily residential units with 1 or more other uses (e.g., retail, hotel, office, etc.) which may not be Borrower-owned

#### Condominium

Statutorily established Property ownership regime where Condominium Documents designate:

- individual units for separate ownership; and
- common areas for shared use and joint ownership by the unit owners.

#### F

# Fractured Condominium

Residential Condominium Property where the Borrower owns less than 100% of the units.

### G

#### Guaranty

Payment Guaranty, Non-Recourse Guaranty, or other guaranty by a Guarantor for the Mortgage Loan.

# L

#### **Loan Documents**

All Fannie Mae-approved documents evidencing, securing, or guaranteeing the Mortgage Loan.

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#### **Synonyms**

- Loan Document
- Mortgage Loan Document
- Mortgage Loan Documents

# S



Security MBS, PFP MBS, or REMIC.

**Synonyms** 

Securities

Properties and securing the Loan Document obligations.

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**Synonyms** 

Security Instruments

• Security Instrument's

W

Wholly-Owned Residential Condominium Property where the Borrower

Condominium owns 100% of the units.