



Fannie Mae®

Multifamily Selling and Servicing Guide

Effective as of August 29, 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 II Section 108.02A Loan Documents 3

GLOSSARY 4



108.02A Loan Documents

Requirements

You must:

- ensure the Borrower executes the Modification to Multifamily Loan and Security Agreement Shared Use of Essential Elements ([Form 6276](#)); and
- if appropriate per the conditions described in the Estoppel Certificate attached to [Form 6276](#), use reasonable efforts to obtain from the association or other appropriate party:
 - the Estoppel Certificate attached to [Form 6276](#); or
 - other form providing similar representations.



Glossary

B

Borrower Person who is the obligor per the Note.

Synonyms

- Borrowers
- Borrower's

E

Essential Elements A Shared Use Property's amenities, common areas or infrastructure:

- impacting or essential to the:
 - operation,
 - use,
 - value and marketability,
 - leasing,
 - refinancing, and/or
 - zoning or legal compliance; and
- examples of Essential Elements may include:
 - parking,
 - roadways,
 - utility easements, and
 - amenities such as
 - laundry facilities,
 - clubhouses,
 - pools,
 - playgrounds,
 - tennis courts,
 - fitness clubs, and
 - recreational facilities.

S

Security MBS, PFP MBS, or REMIC.

Synonyms

- Securities