



Fannie Mae®

Multifamily Selling and Servicing Guide

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109.02A 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