



Fannie Mae®

Multifamily Selling and Servicing Guide

Effective as of May 27, 2026

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TABLE OF CONTENTS

Part II Section 501.02B Deductibles	3
GLOSSARY	6



501.02B Deductibles

Requirements

The maximum deductible amounts:

- apply to all insurance coverages required by:
 - Part II, Chapter 5: Property and Liability Insurance, Section 502: Catastrophic Risk Insurance; and
 - Part II, Chapter 5: Property and Liability Insurance, Section 503.01: Generally; and
- must comply with the following tables.

Maximum Deductibles	
For the peril of...	The maximum deductible must not exceed...
Wind/Hail (unrelated to a catastrophic peril)	<ul style="list-style-type: none"> • 5% of the subject collateral's Total Insurable Value¹; or • when expressed only as a dollar value: <ul style="list-style-type: none"> - \$50,000 for collateral Insurable Values less than \$10 million; or - \$100,000 for collateral Insurable Values \$10 million or more.
Named Storm and Earthquake	<ul style="list-style-type: none"> • 7.5% of the subject collateral's Total Insurable Value¹; or • when expressed only as a dollar value: <ul style="list-style-type: none"> - \$50,000 for collateral Insurable Values less than \$10 million; or - \$100,000 for collateral Insurable Values \$10 million or more.
<p>1 If a stated minimum deductible is listed, it must not exceed</p> <ul style="list-style-type: none"> • \$100,000 for a specific limit, and • \$250,000 for a shared blanket limit. 	



Maximum Deductibles for All Other Perils	
Specific Limit Insurance Policy	
For Policies...	The maximum deductible amount per occurrence based on the Total Insurable Value is...
Less than \$10 million	\$50,000
\$10 million or more	\$100,000
Blanket Deductibles	
For Blanket Policies with a...	The maximum deductible amount per occurrence is...
Blanket limit	\$250,000
Specific limit	<ul style="list-style-type: none"> • \$50,000 for collateral Insurable Values less than \$10 million; or • \$100,000 for collateral Insurable Values \$10 million or more.
Expanded Deductibles ¹	
For Policies other than NFIP...	The maximum deductible amount per occurrence based on the Total Insurable Value is...
Less than \$10 million	\$100,000
\$10 million or more	\$150,000
<p>¹ Expanded deductibles must meet all the following:</p> <ul style="list-style-type: none"> • the Borrower evidences liquid assets equal to at least 4x the deductible amount; • the Mortgage Loan <ul style="list-style-type: none"> - has a Pass rating, - is not currently delinquent, and - has not been delinquent within the last 12 months; • the Property condition rating is a 2 or better; and • you annually review the Mortgage Loan's eligibility. 	

Guidance



Before accepting any deductibles, you should:

- assess the Borrower's ability to pay the deductible throughout the policy term;
- determine the high deductible financial exposure by considering total paid expenses rather than only the difference between the
 - maximum allowable deductible, and
 - requested/actual deductible; and
- only use the Borrower's owned or related properties to determine the maximum deductible if insurance coverage is provided on a management company's or unrelated entities' master property program.



Glossary

B

Borrower Person who is the obligor per the Note.

Synonyms

- Borrowers
- Borrower's

M

Mortgage Loan Mortgage debt obligation evidenced, or when made will be evidenced, by

- the Loan Documents, or
- a mortgage debt obligation with a Fannie Mae credit enhancement.

Synonyms

- Mortgage Loans
- Mortgage Loan's

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

T



Total Insurable Value

For any Property, the sum of the full value of the insured's:

- covered Property;
- Property-related business income values; and
- any other covered Property interests.

Synonyms

- Total Insurable Values