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# Multifamily Selling and Servicing Guide

Effective as of June 30, 2025

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### **305.03** Decision Not to Obtain a Survey

#### Requirements

If you do not require an as-built survey:

- either you or the Appraiser must conduct a visual inspection of the Property;
- any visible site condition (such as an easement, right-of-way, or encroachment) must be disclosed and insured under the title policy; and
- the title company must delete the standard survey exception from the title policy.



# Glossary

## A

**Appraiser** Person engaged to estimate a Property's market value per USPAP.

### **Synonyms**

- Appraiser's
- Appraisers

## 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