

# Multifamily Selling and Servicing Guide

Effective as of November 4, 2025

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## 901.01 Description

#### ✓ Requirements

A Small Mortgage Loan is a Mortgage Loan with an original loan amount of less than or equal to \$9 million.

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## Guidance

A Small Mortgage Loan may be underwritten per:

- Part I and this Chapter; or
- Part I and Part II, as for a conventional Mortgage Loan.



# **Glossary**

## 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 LoansMortgage Loan's

S

Small Mortgage Loan

Mortgage Loan with an original loan amount less than or equal to \$9 million.

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#### **Synonyms**

Small Mortgage Loans