



# Multifamily Selling and Servicing Guide

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## TABLE OF CONTENTS

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Part III Section 605 Survey .....	3
605.01 Public Roadways, Private Interior Roadways, and Drives .....	3
605.02 Setbacks .....	3
605.03 Encroachments .....	4
GLOSSARY .....	5



## Section 605

### Survey

#### Requirements

If you obtain an acceptable as-built survey of the Property, it must comply with [Part II, Chapter 3: Legal Compliance, Section 305: Survey](#).

#### Guidance

You should ensure that the survey only shows the location or dimensions of

- the individual MH Sites,
- any individual Manufactured Homes or recreational vehicles, and/or
- the related MH Site or recreational vehicle site (RV Site), piers, and/or foundations, that constitute encroachments.

#### 605.01 Public Roadways, Private Interior Roadways, and Drives

#### Guidance

You should ensure that the survey accurately shows all public roadways.

For any private interior access roads, streets, drives, parking areas, visible utilities, and structures without foundations, the survey:

- does not need to show them accurately from field measurements, unless they constitute encroachments;
- should include a sketch showing their approximate location; and
- may locate them by photogrammetric or other approximate methods.

#### 605.02 Setbacks

#### Guidance

You should identify and show 2 different types of setbacks on the survey:

- setback restrictions shown in documents of record; and
- setbacks imposed by applicable zoning ordinances or building codes.

You should ensure that the survey:

- states that the zoning setbacks apply only to permanent buildings and not to the Manufactured Homes; and



- includes recorded references or citations to authority for the zoning setbacks, or gives the reason why this information is not available.

### 605.03 Encroachments

#### ➔ Guidance

You may show the following encroachments by a simple indicating mark (i.e., a distinctive mark or symbol identified in the legend), without indicating dimensions:

- nonpermanent outbuildings or other structures; and
- recreational vehicles that are not set upon a supporting foundation, MH Site, or pier.



# Glossary

## P

### Property

Multifamily residential property securing the Mortgage Loan and including the land (or Leasehold interest in land), Improvements, and personal property (as defined in the Uniform Commercial Code).

#### **Synonyms**

- Properties
- Property's