



Fannie Mae®

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# Multifamily Selling and Servicing Guide

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## TABLE OF CONTENTS

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Part II Section 501.01D Insurance Carrier Rating .....	3
GLOSSARY .....	4



## 501.01D Insurance Carrier Rating

### Requirements

You do not need to rate

- State pools or funds, or
- NFIP policies.

All Other Insurance Carrier Ratings	
You must ensure...	The insurance carrier...
For a new policy	<ul style="list-style-type: none"><li>• for A.M. Best Company, has a<ul style="list-style-type: none"><li>- general policyholder rating of A- or better, and</li><li>- financial size category of VI or better; or</li></ul></li><li>• for Demotech, Inc., has a Financial Stability Rating of A or better.</li></ul>
For an existing policy (at origination or afterward)	<ul style="list-style-type: none"><li>• for A.M. Best Company,<ul style="list-style-type: none"><li>- has a general policyholder rating of B++ or better, and</li><li>- complies with the rating requirements for new policies at renewal; or</li></ul></li><li>• for Demotech, Inc., complies with the rating requirements for new policies.</li></ul>

### Guidance

A new policy is one that is

- not already in force, and
- most common for an acquisition.

An existing policy is

- most common for a refinance, or
- when the Property is added to a policy that the Borrower already has in force.



# Glossary

## B

**Borrower** Person who is the obligor per the Note.

### **Synonyms**

- Borrowers
- Borrower'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