



Fannie Mae®

Multifamily Selling and Servicing Guide

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

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

A

Acquisition Any Purchase of either the:

- Property's fee simple or leasehold interest via a deed transfer; or
- Controlling Interest in the Borrower.

Synonyms

- Acquisitions

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