



Fannie Mae®

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# Multifamily Selling and Servicing Guide

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## 802.03 Property Management Conditions

### Requirements

You must ensure all of the following:

- Except for Small Mortgage Loans, the Property must be managed by a professional property management firm that currently manages:
  - at least 3 other Cooperative Properties in the same market as the Property;
  - a minimum of 350 Cooperative Property units in the aggregate; and
  - another Cooperative Property of similar size to the Property.
- For Small Mortgage Loans, a Property with more than 25 units must be managed by a property management firm with at least 3 years of experience managing a Cooperative Property of similar size.

### Guidance

The Borrower may manage a Property securing a Small Mortgage Loan with 25 units or less.



# Glossary

## B

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

**Synonyms**

- Borrowers
- Borrower's

## C

**Cooperative Property** Multifamily residential property owned by a Cooperative Organization.

**Synonyms**

- Co-op
- Cooperative

## 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

## S

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

**Synonyms**

- Small Mortgage Loans