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# Multifamily Selling and Servicing Guide

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### 803.03 Subordinate Debt

#### Requirements

You must ensure that any existing debt secured by a Lien on a Cooperative Property complies with [Part III, Chapter 14: Supplemental Mortgage Loans, Section 1402: Supplemental Mortgage Loans](#). You must also calculate the

- Underwritten DSCR per [Part III, Chapter 8: Cooperative Properties, Section 804.02: Cooperative Market Rental Basis DSCR \(Underwritten DSCR\)](#), and
- Actual Cooperative DSCR per [Part III, Chapter 8: Cooperative Properties, Section 804.04: Actual Cooperative Property DSCR](#).



# Glossary

## C

Cooperative Market Rental Basis	Financial analysis or valuation of a Cooperative Property conducted as if it were operated as a conventional multifamily property subject to applicable rental restrictions.
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Cooperative Property	Multifamily residential property owned by a Cooperative Organization.
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**Synonyms**

- Co-op
- Cooperative

## L

Lien	Lien, mortgage, bond interest, pledge, security interest, charge, or encumbrance of any kind.
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**Synonyms**

- Liens