



Fannie Mae®

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 13: Supplemental Mortgage Loans, Section 1302: 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.

Cooperative Property

Multifamily residential property owned by a Cooperative Organization.

Synonyms

- Co-op
- Cooperative

L

Lien

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

Synonyms

- Liens