



Multifamily Selling and Servicing Guide

Effective as of November 25, 2019

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Chapter 13 Hybrid Adjustable Rate Mortgage (Hybrid ARM) Loans

Section 1301 Description

Requirements

A Hybrid ARM Loan combines the features of fixed rate and ARM Loans, and has a total term of 30 years, consisting of

- an initial term when interest accrues at a fixed rate, followed by
- the remaining term, during which interest accrues at an adjustable rate.

Product Description	
Plan Number	04891
Terms	Permitted combinations of fixed rate and adjustable rate terms: <ul style="list-style-type: none">• 5-year fixed rate term, followed by automatic conversion to a 25-year adjustable rate term;• 7-year fixed rate term, followed by automatic conversion to a 23-year adjustable rate term; or• 10-year fixed rate term, followed by automatic conversion to a 20-year adjustable rate term.
Maximum Loan Amount	Per Part III, Chapter 9: Small Mortgage Loans, Section 901.01: Description .
Ineligible Products	<ul style="list-style-type: none">• Cooperative Property• Military Housing Property• MAH Property• Near Stabilized Property• Seniors Housing Property• Student Housing Property• Dedicated Student Housing Property• Supplemental Mortgage Loan



Product Description	
Prepayment Premium Options	<p>Either</p> <ul style="list-style-type: none"> • standard yield maintenance, or • graduated Prepayment Premium.
Prepayment Premium Period End Date / Yield Maintenance Period End Date	Final day of the last Loan Year of the applicable fixed rate term.
Conversion to Adjustable Rate	Automatic conversion from a fixed rate to an adjustable rate on the 1st day of the 1st Loan Year following the applicable fixed rate term.
Index During Adjustable Rate Term	6-month LIBOR.
Interest Rate Floor	<p>Must not be less than the combined</p> <ul style="list-style-type: none"> • Guaranty Fee, plus • Servicing Fee, plus • investor spread (perForm 4660).
Rate Change Date	Date the interest rate changes based on changes in the selected Index.
Gross Note Rate During Adjustable Rate Term	<p>Equals the</p> <ul style="list-style-type: none"> • Index, plus • Guaranty Fee, plus • Servicing Fee, plus • investor spread (perForm 4660).
Interest Rate Change Frequency During Adjustable Rate Term	Every 6 months, based on changes in the Index.
Frequency of Payment Change During Adjustable Rate Term	P&I are recalculated every 6 months on the Rate Change Date.
Maximum Interest Rate Change	<p>Plus or minus 1% of the then-current interest rate both</p> <ul style="list-style-type: none"> • at conversion from fixed rate to adjustable rate, and • during the adjustable rate term.



Product Description	
Maximum Interest Rate During Adjustable Rate Term	5% over the fixed rate.
Index Look-Back Period	45 days before the Rate Change Date.
Interest Accrual Method	Must be <ul style="list-style-type: none">• Actual/360, or• 30/360.
Payments	Calculated using a 30/360 interest accrual method.
Interest-Only	Must not exceed the fixed rate term.

You must rate lock the Hybrid ARM Loan with the Multifamily Trading Desk (MBS or cash).

You must underwrite the Hybrid ARM Loan based on the applicable fixed rate terms.

Section 1302

Interest Rate Conversion Date

Requirements

The conversion of the interest rate from fixed to adjustable is mandatory and automatic. After Fannie Mae confirms the Commitment for the Hybrid ARM Loan, it may not be modified.

After the Hybrid ARM Conversion Date, interest will accrue at the applicable adjustable rate, up to and including the Maturity Date.

Operating Procedures

As an example of the conversion to adjustable rate date calculation in [Part III, Chapter 13: Hybrid Adjustable Rate Mortgage \(Hybrid ARM\) Loans, Section 1301: Description](#):

- If the effective date of the Loan Documents is July 1, 2019, and the fixed rate term is 7 years, then the Hybrid ARM Conversion Date would be July 1, 2026.
- If the fixed rate term is 7 years and the effective date is any other date in July 2019, then the Hybrid ARM Conversion Date would be August 1, 2026.



Section 1303 Prepayment Terms

Requirements

You must select from 3 Prepayment Premium options.

PREPAYMENT Option 1 – 5% Declining Prepayment Premium Schedule			
Loan Year	5-Year Term	7-Year Term	10-Year Term
1	5%	5%	5%
2	4%	5%	5%
3	3%	4%	4%
4	2%	4%	4%
5	1%	3%	3%
6	N/A	2%	3%
7	N/A	1%	2%
8	N/A	N/A	2%
9	N/A	N/A	1%
10	N/A	N/A	1%

PREPAYMENT Option 2 – 3% Declining Prepayment Premium Schedule			
Loan Year	5-Year Term	7-Year Term	10-Year Term
1	3%	3%	3%
2	2%	3%	3%
3	1%	2%	3%
4	1%	2%	2%
5	1%	1%	2%
6	N/A	1%	2%
7	N/A	1%	1%
8	N/A	N/A	1%
9	N/A	N/A	1%



PREPAYMENT Option 2 – 3% Declining Prepayment Premium Schedule

Loan Year	5-Year Term	7-Year Term	10-Year Term
10	N/A	N/A	1%

PREPAYMENT Option 3 – Standard Yield Maintenance

Loan Year	5-Year Term	7-Year Term	10-Year Term
Yield Maintenance Ends	Last day of the 5th Loan Year	Last day of the 7th Loan Year	Last day of the 10th Loan Year

If the Borrower makes a prepayment due to casualty or condemnation, no Prepayment Premium is due. For all other prepayments, the Borrower must pay a Prepayment Premium if the prepayment occurs before the Prepayment Premium Period End Date.

The Borrower may prepay the Hybrid ARM Loan without any Prepayment Premium:

- on the last day of the fixed rate term; or
- at any time during the adjustable rate term.

The Prepayment Premium is shared with Fannie Mae per [Part V, Chapter 2: Reporting and Remitting, Section 213: Prepayment Premium Sharing](#) using the applicable Prepayment Premium schedule for a fixed rate Mortgage Loan.

Section 1304 Monthly Principal and Interest Payments

1304.01 During the Fixed Rate Term

Requirements

The monthly installments of P&I must equal the amount needed to repay the UPB

- in substantially equal payments over the amortization term at the fixed rate, and
- based on a 30/360 interest accrual method.

To calculate loan payments at the end of an interest only period, refer to the Loan Documents.



1304.02 On the Hybrid ARM Loan Conversion Date

Requirements

On the Hybrid ARM Conversion Date, the Borrower must make the last regularly scheduled payment of P&I for the fixed rate term.

1304.03 During the Adjustable Rate Term

Requirements

The Borrower must make payments of P&I based on changes to the Index:

- on the 1st day of the month immediately following the Hybrid ARM Conversion Date; and
- on the 1st day of each month thereafter, until the Maturity Date.

On the Rate Change Date, a new P&I installment will be calculated to be in effect on the 1st day of the following month.

Monthly installments of P&I, due on each payment date during the adjustable rate term, must equal the amount needed to repay the UPB

- in substantially equal payments over the amortization term at the variable rate,
- based on a 30/360 interest accrual method.

Operating Procedures

To determine the amount of each monthly installment allocated to principal, subtract the amount allocated to interest following each rate change.

For example:

A 5-year Hybrid ARM Loan with the following terms:	
Loan Amount	\$2,500,000
Fixed Rate	5.25%
Fixed Rate Term	60 months
Amortization Term	360 months
Fixed Rate Period	Standard fixed payment amortization
Monthly Payment	\$13,805.09
UPB at End of Month 60	\$2,303,737.20



Upon conversion to adjustable rate in month 61, amortization is recalculated using the following terms:

Loan Amount	\$2,303,737.20
Variable Rate	4.25%
Amortization Term	300 months
Monthly Payment	\$12,480.22
Interest Payment	$(4.25\% / 360 \text{ months}) \times 30 \text{ days} \times \text{UPB}$
Principal Payment	Monthly Payment Interest Payment
UPB at End of Month 66	\$2,277,579.64

At rate change in month 67, amortization is recalculated using the following terms:

Loan Amount	\$2,277,579.64
Variable Rate	4.50%
Amortization Term	294 months
Monthly Payment	\$12,799.71
Interest Payment	$(4.50\% / 360 \text{ months}) \times 30 \text{ days} \times \text{UPB}$
Principal Payment	Monthly Payment Interest Payment
UPB at End of Month 72	\$2,251,786.15



Glossary

B

Borrower Person who is the obligor under the Note.

Synonyms

- Borrowers
- Borrower's

C

Commitment Contractual agreement between Fannie Mae and the Lender where Fannie Mae agrees to buy a Mortgage Loan from the Lender at a future date in exchange for an MBS, or at a specific price for a Cash Mortgage Loan, and the Lender agrees to Deliver that Mortgage Loan to Fannie Mae.

Synonyms

- Committed
- Commitments

Cooperative Property Multifamily residential property owned by a Cooperative Organization.

Synonyms

- Coop
- Cooperative

D

Dedicated Student Housing Property Multifamily rental Property in which 80% or more of the units are leased to undergraduate or graduate students.

Synonyms

- Dedicated Student Housing

G

Gross Note Rate Interest rate stated in the Loan Documents.



Guaranty Fee

Fee retained by Fannie Mae for credit enhancing a Mortgage Loan or assuming credit risk on a Mortgage Loan.

Synonyms

- Guaranty Fees

H

Hybrid ARM Loan

Mortgage Loan with a total term of 30 years, comprised of an initial term when interest accrues at a fixed rate, and which automatically converts to a term where interest accrues at an adjustable rate.

Synonyms

- Hybrid ARM Loans

I

Index

Basis for determining the Gross Note Rate of an ARM Loan.

L

LIBOR

London Interbank Offered Rate is the benchmark interest rate banks quote to lend funds to one another in the international interbank market for short-term loans, or as replaced by an alternative Index determined by Fannie Mae.

Loan Documents

All documents evidencing, securing, or guaranteeing the debt obligation executed for a Mortgage Loan and approved by Fannie Mae.

Synonyms

- Loan Document
- Mortgage Loan Document
- Mortgage Loan Documents



Loan Year Period beginning on the date of the Note and ending on the last day of the month that is 12 full months after the date of the Note, and each successive 12-month period thereafter.

M

Maturity Date Date all amounts due and owing under the Mortgage Loan become fully due and payable per the Loan Documents.

Synonyms

- Maturity Dates

MBS Mortgage-Backed Security

Military Housing Property Multifamily rental Property in which 40% or more of the units are occupied by individuals serving in, or employed by, the United States military.

Synonyms

- Military Housing

Mortgage Loan Mortgage debt obligation evidenced, or when made will be evidenced, by the Loan Documents or a mortgage debt obligation with a Fannie Mae credit enhancement.

Synonyms

- Mortgage Loans

Multifamily Trading Desk Team that quotes interest rate pricing for a Mortgage Loan and can be contacted at (888) 889-1118.

N



Near Stabilized Property

Newly constructed or recently rehabilitated Property, with all construction or rehabilitation complete, which is expected to achieve Stabilized Residential Occupancy and the applicable required Underwritten Debt Service Coverage Ratio within 120 days after the Mortgage Loan Origination Date.

P

P&I

Principal and interest

Plan Number

Number identifying the applicable loan characteristics for any Mortgage Loan that accrues interest at a variable rate at any time during the loan term.

Prepayment Premium

When a Mortgage Loan prepayment is made, amount required to be paid by the Borrower in addition to the principal amount being prepaid and accrued interest per the related Loan Documents.

Synonyms

- Prepayment Premiums

Prepayment Premium Period End Date

Last date on which a Borrower owes a Prepayment Premium for a voluntary Mortgage Loan prepayment.

Principal

Person who owns or controls specified interests in the Borrower per Part I, Chapter 3: Borrower, Guarantor, Key Principals, and Principals, Section 303: Key Principals, Principals, and Guarantors.

Synonyms

- Principals



Property

Multifamily residential property securing the Mortgage Loan and including the land (or Leasehold interest in land), Improvements, and personal property (as defined in the Uniform Commercial Code).

Synonyms

- Properties
- Property's

S

Seniors Housing Property

Multifamily residential rental property with any combination of Independent Living, Assisted Living, Alzheimer's/Dementia Care, or Skilled Nursing units.

Synonyms

- Seniors Housing

Servicing Fee

Fee a Servicer receives for collecting payments, managing operational procedures, and assuming Lender's portion of credit risk for a Mortgage Loan.

Synonyms

- Servicing Fees

Student Housing Property

A multifamily residential rental property in which 40% or more, but less than 80%, of the units are leased to either undergraduate or graduate students.

Synonyms

- Student Housing

Supplemental Mortgage Loan

Mortgage Loan purchased by Fannie Mae that is subordinated to, and has a Mortgage Loan Origination Date after, the Senior Mortgage Loan that is also owned by Fannie Mae.

Synonyms

- Supplemental Mortgage Loans



U

UPB

Unpaid Principal Balance

Y

Yield Maintenance
Period End Date

The last day on which a Borrower owes yield maintenance for a voluntary prepayment of the Mortgage Loan.

Synonyms

- Yield Maintenance Period End Dates