Fannie Mae®

Multifamily Selling and Servicing Guide

Effective as of October 26, 2026

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402.02 Retention of Outside Legal Counsel

Fannie Mae often retains outside legal counsel to review non-delegated matters or other matters that require Fannie Maes legal review. In such instance, the Servicer must obtain the Borrowers written agreement to pay the reasonable legal fees and expenses of Fannie Maes counsel before any legal work may commence.

If Fannie Mae outside counsel review is required or requested, the Borrower must pay the applicable legal fee, which will either be a fixed fee or an estimated fee depending on the type of request. For an estimated fee request, the Servicer must notify the Borrower that the actual legal fee may be higher or lower than the estimate, depending on the ultimate scope of the request, and the time needed to resolve the issue.

Fannie Mae will:

- apprise the Servicer of any likely increases in the estimated review fee;
- provide the Servicer the amount of the fee for any fixed fee request; and
- provide the Servicer a summary invoice directly from Fannie Maes outside counsel.

Upon receipt of the invoice, the Servicer must arrange for payment of Fannie Maes legal fees. The legal fee must be collected from the Borrower before engaging Fannie Mae outside counsel.

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Glossary

B

Borrower	Person who is the obligor per the Note. **Synonyms** • Borrowers • Borrower's

S

Servicer	Primary Person servicing the Mortgage Loan, including • the originator, • seller, or • a third party. **Synonyms** • Servicers • Servicer's