



Fannie Mae®

Multifamily Selling and Servicing Guide

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TABLE OF CONTENTS

Part II Section 203 Income Analysis	3
203.01 Underwritten Net Cash Flow (Underwritten NCF)	3
203.02 Underwritten DSCR	21
GLOSSARY	23



Section 203 Income Analysis

203.01 Underwritten Net Cash Flow (Underwritten NCF)

➔ Guidance

When calculating the Property's Underwritten NCF, you should:

- use objective measures to determine the revenue generated and the expenses incurred;
- use the best information available, including
 - historical performance, and
 - anticipated operations;
- use best efforts to obtain operating statements for the prior 3 years;
- obtain the prior full-year operating statement or, at a minimum, one covering the trailing 6 months (annualized);
- request trailing 3-month physical and economic vacancy history if not included on the operating statement provided;
- use best efforts to obtain a current aged receivables report, listing rent delinquencies at day
 - 30,
 - 60, and
 - 90;
- review operating statement and rent roll updates, ensuring no inexplicable variances compared to previously provided statements;
- if variances are identified compared to previously provided statements, they should be
 - investigated,
 - reconciled, and
 - documented in the Transaction Approval Memo; and
- consider if the Property can achieve the Underwritten NCF within 12 months after the Mortgage Loan Origination Date, absent
 - unexpected market conditions, or
 - other unforeseen events.



You may, for:

- Acquisitions only, rely on the Borrower's budgeted operating statements; and
- all Mortgage Loans, calculate the Underwritten NCF more conservatively, if warranted by specific Property circumstances.

Requirements

You must:

- determine the reasonableness of the Property's current income and expenses based on historical data from external real estate data aggregator services;
- if adjustments were made to any reviewed historical operating statement:
 - document and reconcile each individually adjusted line item; and
 - provide supporting detail in the Transaction Approval Memo; and
- use the following table to calculate Underwritten NCF for all Mortgage Loans unless another table is provided in the applicable Part III chapter based on the specific product.

REQUIRED UNDERWRITTEN NCF (CONVENTIONAL LOANS)		
Item	Function	Description
CALCULATION OF NET RENTAL INCOME		



**REQUIRED UNDERWRITTEN NCF
(CONVENTIONAL LOANS)**

Item	Function	Description
1		<p>GROSS RENTAL INCOME actual rents in place for occupied units, plus market rents for vacant units based on a current rent roll (multiplied by 12). The Property must have Stabilized Residential Occupancy by Qualified Tenants.</p> <p>If the Property is located in New York City and subject to the J-51 Tax Incentive Program where the Borrower has decontrolled rent-stabilized units (a Decontrol Event), you must adjust the current rents to reflect no rent decontrol benefits:</p> <ul style="list-style-type: none"> • Calculate the base rent as the rent amount per unit prior to the Decontrol Event date. • Use the base rent for each applicable unit to determine the Gross Rental Income. • Increase the base rent by the appropriate percentage allowed per New York City Rent Stabilization laws per annum through the present rent roll date.
2	PLUS	To the extent deducted as an operating expense, rents for other non-revenue units (e.g., model units deducted in the "model apartment" operating expense in the "general and administrative" category, or actual rent from employee units deducted in the "employee" operating expense in the "payroll and benefits" category).
	EQUALS	GROSS POTENTIAL RENT (GPR)
3	MINUS	Premiums (e.g., identifiable additional income from furnished units or short term leases) and/or corporate premiums (e.g., identifiable additional income from corporate units, housekeeping services, etc.).
4	MINUS	Physical vacancy market rents for vacant units based on a current rent roll (multiplied by 12). ¹
5	MINUS	Concessions - the aggregate amount of forgone residential rental income from incentives granted to tenants for signing leases, such as free rent for 1 or more months, move-in allowance, etc. ¹



REQUIRED UNDERWRITTEN NCF (CONVENTIONAL LOANS)		
Item	Function	Description
6	MINUS	Bad debt - the aggregate amount of unpaid rental income determined to be uncollectable, including any adjustments to other income for bad debt. ¹
	EQUALS	NET RENTAL INCOME (NRI) ²
<p>1 The total of Items 4, 5, and 6 must equal the greater of</p> <ul style="list-style-type: none"> • the difference between the trailing 3-month net rental collections (annualized) and GPR, or • 5% of GPR. <p>2 NRI must reflect projected operations for the underwriting period.</p> <p>a. You must assess the NRI using these parameters and fully support any changes:</p> <ul style="list-style-type: none"> • Assess the individual month NRI within the prior full-year operating statement or, at a minimum, an operating statement covering at least the trailing 6 months (annualized). • If rents and collections are stable or increasing, and any negative fluctuation can be reconciled and adequately explained, you may use an NRI that exceeds the trailing 3-month NRI, provided the NRI does not exceed the highest 1-month NRI used in the trailing 3-month NRI calculation. <p>b. You must assess declines in NRI using these parameters:</p> <ul style="list-style-type: none"> • Assess if any decline occurred in NRI for the trailing 3-month period compared to the trailing 6-month period and the trailing 12-month period. • If the decline in NRI for the trailing 3-month period is greater than 2% compared to either the trailing 6-month period or the trailing 12-month period, you must adjust the NRI downward to an amount that is 2% less than the lowest NRI for the trailing 1-month, 3-month, 6-month, or 12-month period. • You must make a minimum 2% adjustment to NRI; however, you are expected to make additional downward adjustments as appropriate to reflect current market conditions not reflected in historical operations. 		
CALCULATION OF OTHER INCOME		



REQUIRED UNDERWRITTEN NCF (CONVENTIONAL LOANS)		
Item	Function	Description
7	PLUS	<p>Actual other income (except premiums and corporate premiums) generated through ongoing operations. The income must:</p> <ul style="list-style-type: none"> • be stable; • be common in the market; • exclude one-time extraordinary non-recurring items; and • be supported by prior years. <p>You must assess the individual month's other income within the prior full-year operating statement or, at a minimum, an operating statement covering at least the trailing 6 months (annualized).</p> <p>If there are fluctuations, you may use other income that exceeds the trailing 3-month other income (annualized), provided it does not exceed the highest 1-month other income used in the trailing 3-month other income calculation.</p> <p>When determining the other income, you must</p> <ul style="list-style-type: none"> • adjust Items 8 through 12, and • include specific income for Items 13 through 15 when applicable.
CALCULATION OF COMMERCIAL INCOME		
8	PLUS	Actual income from leased and occupied commercial space per Part II, Chapter 1: Attributes and Characteristics, Section 110: Commercial Leases .
9	PLUS	Actual income from STR units.
10	MINUS	10% of the actual commercial space income (total of Items 8 plus 9). ³
11	PLUS	Commercial parking income (e.g., public parking) that does not exceed actual trailing 12-month collections. ³
3 If net commercial income is greater than 20% of EGI, then reduce to 20% of EGI.		



REQUIRED UNDERWRITTEN NCF (CONVENTIONAL LOANS)		
Item	Function	Description
12	PLUS	Premiums, provided that the income must: <ul style="list-style-type: none">• be stable or increasing;• be typical (in type and amount) in the market;• be supported by prior years; and• not exceed the income generated over the most recent year or trailing 12-month period.
13	PLUS	Corporate premiums, provided that this income must: <ul style="list-style-type: none">• not be included for more than 10% of the Property's units;• be stable or increasing;• be typical (in type and amount) in the market;• be supported by prior years; and• not exceed the income generated over the most recent year or trailing 12-month period.
14	PLUS	Laundry and vending.
15	PLUS	Parking - income from residential parking/garage spaces.



**REQUIRED UNDERWRITTEN NCF
(CONVENTIONAL LOANS)**

Item	Function	Description
16	PLUS	<p>All other income, including the following:</p> <ul style="list-style-type: none"> • application fees; • cable; • club house rental; • fees charged tenants for returned checks due to insufficient funds (NSF); • forfeited security deposits; • late fees; • miscellaneous; • non-refundable fees; • pet fees; • reimbursements; • storage; • temporary tenants; • utility; and • other. <p>The following must not be included:</p> <ul style="list-style-type: none"> • corporate tax and refunds; • delinquency; • Financial Accounting Standards Board 13 straight-line lease income; • gain on sale; • insurance proceeds; • interest income; • interest on security deposits; • mobile home sales; • partnership funds received; • sales tax collected; • security deposits collected; • security deposits returned; • straight-line lease income; and • tax reimbursement from real estate taxes.
	EQUALS	EFFECTIVE GROSS INCOME (EGI)
CALCULATION OF OPERATING EXPENSES		



**REQUIRED UNDERWRITTEN NCF
(CONVENTIONAL LOANS)**

Item	Function	Description
17	MINUS	<p>Line-by-line stabilized operating expenses.</p> <p>Stabilized operating expenses are the expenses during normal ongoing Property operations, not affected by a</p> <ul style="list-style-type: none"> • lease-up, • rehabilitation, or • other short-term positive or negative factors. <p>Non-recurring, extraordinary expenses must not be included.</p> <p>You must access:</p> <ul style="list-style-type: none"> • past operating history; • the Appraiser's expense analysis; • all information available to you (including Property contracts, utility bills, real estate tax assessments, insurance policies, and comparable assets); and • the Borrower's budget (in the case of an Acquisition). <p>You must:</p> <ul style="list-style-type: none"> • analyze historical operations at the Property; and • apply an appropriate increase over the prior year's operations in determining an estimate; and • include all STR-related expenses in their respective expense line items, including <ul style="list-style-type: none"> - cleaning, - furnishing, and - repairs.



REQUIRED UNDERWRITTEN NCF (CONVENTIONAL LOANS)		
Item	Function	Description
17(a)	MINUS	<p>Property management fee equal to the greatest of:</p> <ul style="list-style-type: none"> • 3% of EGI⁴; • actual property management fee, provided you <ul style="list-style-type: none"> - exclude any portion of a non-arm's length property management fee that is subordinated to the Mortgage Loan, and - include any known contractual fee increases occurring over the next 24 months; or • Appraiser's concluded market property management fee.
<p>4 Minimum property management fee may be 2.5% of EGI (rather than 3% of EGI) provided that the:</p> <ul style="list-style-type: none"> • underwritten management fee is at least \$500 per unit; • actual management fee is equal to or less than the underwritten management fee (provided you exclude any portion of a non-arm's length property management fee that is subordinated to the Mortgage Loan); • Mortgage Loan has an original principal amount greater than \$9 million; and • market management fees support the underwritten management fee for similarly sized properties. 		



REQUIRED UNDERWRITTEN NCF (CONVENTIONAL LOANS)		
Item	Function	Description
17(b)	MINUS	<p>Real estate taxes based on the greatest of:</p> <ul style="list-style-type: none"> • actual future tax bill(s) covering a full calendar year; • prior full year's taxes multiplied by 103%; or • in California, the sum of: <ul style="list-style-type: none"> - any special assessments; plus - the millage rate multiplied by the greater of the <ul style="list-style-type: none"> ▪ Mortgage Loan amount, or ▪ assessed value. <p>You must, for:</p> <ul style="list-style-type: none"> • any tax abatement, exemption, deferral, or PILOT expiring within 36 months after the Mortgage Loan Origination Date, include fully assessed real estate taxes; • any Property whose sale would trigger an automatic reassessment, include any expected increase; • any Property with an annual or scheduled reassessment within 12 months after the Mortgage Loan Origination Date, include any expected increase; • all Properties: <ul style="list-style-type: none"> - use the most recently available assessed value (even if preliminary); and - do not use expected results from a protest, unless the protest is legally binding on the Borrower and taxing authority. <p>If the Property has real estate tax abatements, exemptions, deferrals, or PILOTs, they must:</p> <ul style="list-style-type: none"> • be in effect at closing, per written documentation from the state or local tax assessor; and • survive a foreclosure on the Mortgage Loan such that Fannie Mae or a subsequent owner will retain the abatement, exemption, deferral, or PILOT (i.e., it is tied to the Property and not the owner).



REQUIRED UNDERWRITTEN NCF (CONVENTIONAL LOANS)		
Item	Function	Description
17(b) continued	MINUS	<p>If the timeframe for the real estate tax abatement, exemption, deferral, or PILOT is shorter than the Mortgage Loan term, or begins phasing out or expires within 5 years after the Maturity Date, you must consider:</p> <ul style="list-style-type: none"> • a Bifurcated Mortgage Loan structure (i.e., 2 notes secured by a single first Lien Security Instrument); • an amortization schedule that accommodates the elimination of the abatement; or • providing clear justification and support in the refinance analysis.
17(c)	MINUS	<p>Insurance equal to:</p> <ul style="list-style-type: none"> • the quoted expense, for insurance policies with a bona fide written quote from a reputable broker for a new 12-month policy; or • for insurance policies with a remaining term of: <ul style="list-style-type: none"> - less than 6 months, 110% of the current expense; <p>or</p> <ul style="list-style-type: none"> - 6 to 12 months, 105% of the current expense. <p>For an Acquisition:</p> <ul style="list-style-type: none"> • only underwrite premiums from the purchaser's carrier; and • disregard the seller's current insurance <ul style="list-style-type: none"> - premiums, or - estimates. <p>If the Property's area is prone to Catastrophic Events, ensure the expense aligns with the market.</p>



**REQUIRED UNDERWRITTEN NCF
(CONVENTIONAL LOANS)**

Item	Function	Description
17(d)	MINUS	Utilities, including the following: <ul style="list-style-type: none">• building lights;• dumpster rental;• electricity;• fuel oil;• heat;• natural gas;• non-common area electric;• parking lot electric;• parking lot lights;• septic;• trash removal (including contract);• utilities;• vacant unit utilities; and• other.
17(e)	MINUS	Water and sewer.



**REQUIRED UNDERWRITTEN NCF
(CONVENTIONAL LOANS)**

Item	Function	Description
17(f)	MINUS	Repairs and maintenance, including the following: <ul style="list-style-type: none">• appliances;• building;• carpet;• cleaning;• common area maintenance;• decorating;• electrical;• elevator;• equipment repairs;• exterminating services;• floor covering replacement;• HVAC;• janitorial;• landscaping (exterior);• landscaping (interior/plants);• lawn and grounds;• lock/keys;• maid service;• make ready;• mechanical;• painting;• parking lot;• parking lot lighting repair;• pest control;• plumbing;• pool;• rubbish removal;• scavenger;• snow removal;• supplies;• supplies (cleaning);• turnover;• vacancy preparation;• water irrigation;• water treatment;• window covering repair/replacement (minor); and• other.



**REQUIRED UNDERWRITTEN NCF
(CONVENTIONAL LOANS)**

Item	Function	Description
17(g)	MINUS	Payroll and benefits, including the following: <ul style="list-style-type: none">• 401 k;• bonuses;• contract labor (carpet cleaning);• contract labor (make ready);• contract work;• custodian salary;• employee benefits;• employee expense;• employee insurance;• FICA;• health benefits;• labor plumbing;• manager salaries;• payroll and benefits;• payroll and processing;• payroll taxes;• salaries;• salaries maintenance;• security personnel's salary;• subcontracted labor;• temporary help;• unemployment insurance;• worker's compensation; and• other.



REQUIRED UNDERWRITTEN NCF (CONVENTIONAL LOANS)		
Item	Function	Description
17(h)	MINUS	Advertising and marketing, including the following: <ul style="list-style-type: none">• apartment finder/guide;• banners;• brochures;• building signage;• finder's fee;• media commissions;• newspaper ads;• promotions;• resident relations;• signage;• supplies (marketing);• tenant relations;• Yellow Pages; and• other.
17(i)	MINUS	Professional fees, including the following: <ul style="list-style-type: none">• accounting or tax preparation fees;• architectural fees;• attorney fees;• bookkeeping fees;• engineering fees;• legal fees/expense;• professional fees; and• other.



**REQUIRED UNDERWRITTEN NCF
(CONVENTIONAL LOANS)**

Item	Function	Description
17(j)	MINUS	<p>General and administrative, including the following:</p> <ul style="list-style-type: none">• ad valorem tax;• administrative fee;• alarm system;• answering service;• auto leasing;• auto repairs;• bank charges;• broker commission/fees;• business license;• cable;• cell phone/pager;• commissions;• computer repairs;• courtesy patrol;• credit check;• donations;• education;• entertainment;• equipment lease/rental;• eviction expense;• fire extinguisher;• freight and shipping;• leased equipment;• leasing commissions;• leasing office expense;• licenses;• life safety;



**REQUIRED UNDERWRITTEN NCF
(CONVENTIONAL LOANS)**

Item	Function	Description
17(j) continued	MINUS	<ul style="list-style-type: none">• mileage;• miscellaneous general and administrative expenses;• model apartment;• moving expense;• office supplies;• office unit (non-revenue unit);• permits;• personal property taxes;• postage;• printing;• public relations;• rental commissions;• rental expense;• security;• security vehicle and maintenance vehicle;• space designs and drawings;• subscription dues;• telephone;• travel;• truck repairs;• uniform service;• utility vehicle;• vehicle lease;• vehicle repair and expense; and• other.



REQUIRED UNDERWRITTEN NCF (CONVENTIONAL LOANS)		
Item	Function	Description
17(k)	MINUS	<p>Other expenses, including the following:</p> <ul style="list-style-type: none"> • ancillary expense; • franchise taxes and fees; • general building; • miscellaneous; • ongoing costs associated with any Interest Rate Cap Agreement; • other expenses/costs; and • for STR: <ul style="list-style-type: none"> - taxes, fees, etc. imposed by the governing jurisdiction; and - if applicable, the difference in actual lease STR income and an equivalent market rate apartment rent (as if leased as an apartment unit). <p>For example, if actual lease STR income for a unit is \$1,000 and market rate residential rent for that unit is \$900, then deduct \$1,200 ($\\$1,000 - \\$900 = \\$100 \times 12$ months) as an "other" expense.</p> <p>Do not include the following:</p> <ul style="list-style-type: none"> • amortization; • depreciation; • entity (i.e., filing, license, etc.); • financing fees; • initial or upfront costs associated with any Interest Rate Cap Agreement; • interest; • legal fees associated with securing Mortgage Loans; • life insurance; • owner's draw; • partnership fees; • principal payments on any loan; • sales tax paid; and • trust account fees.



REQUIRED UNDERWRITTEN NCF (CONVENTIONAL LOANS)		
Item	Function	Description
18	MINUS	For a Condominium Property or a Shared Use Property: <ul style="list-style-type: none"> • annual assessment fees, including any expected assessment fee escalation; and • any known special assessments.
19	MINUS	Ground rent for any Ground Lease or any master lease. Ground Lease bonus rent and/or escalations during the term of the Mortgage Loan must be considered when calculating Underwritten NCF and analyzing refinance risk.
	EQUALS	UNDERWRITTEN NOI
20	MINUS	Replacement Reserve expense, including a <ul style="list-style-type: none"> • minimum annual amount of \$200 per unit, or • greater amount if required in Part II, Chapter 4: Lease Audits, Inspections, and Reserves, Section 406: Replacement Reserve. <p>Replacement Reserve expense must be included whether the escrow is funded or not.</p>
	EQUALS	UNDERWRITTEN NCF

203.02 Underwritten DSCR

Requirements

You must calculate Underwritten DSCR per the following table.

Item	Function	Description
1		Underwritten NCF per Part II, Chapter 2: Valuation and Income, Section 203.01: Underwritten Net Cash Flow (Underwritten NCF) .



Item	Function	Description
2	DIVIDED BY	Annual debt service for the Mortgage Loan amount. You must base debt service on a level debt service payment, including amortization, and the greater of the <ul style="list-style-type: none">• actual note rate, or• required Underwriting Interest Rate Floor per Form 4660 .

When calculating Underwritten DSCR for a Mortgage Loan with an interest-only period, you must use the same level debt service payment, including amortization, regardless of the length of the interest-only period.

The Underwriting Interest Rate Floor, if applicable, is the lowest interest rate you may use to determine the Mortgage Loan amount.

If the Gross Note Rate is below the required Underwriting Interest Rate Floor, per Form 4660, you must use the Underwriting Interest Rate Floor to establish the permitted Mortgage Loan amount.

All underwriting Tier requirements must be based on the Underwritten NCF.



Glossary

A

Acquisition Any Purchase of either the:
• Property's fee simple or leasehold interest via a deed transfer; or
• Controlling Interest in the Borrower.

Synonyms

- Acquisitions

Appraiser Person engaged to estimate a Property's market value per USPAP.

Synonyms

- Appraiser's
- Appraisers

B

Bifurcated Mortgage Loan Single Senior Mortgage Loan that is evidenced by 2 Notes with the same payment and collateral priority.

Synonyms

- Bifurcated Mortgage Loans

Borrower Person who is the obligor per the Note.

Synonyms

- Borrowers
- Borrower's

C

Condominium Statutorily established Property ownership regime where Condominium Documents designate:
• individual units for separate ownership; and
• common areas for shared use and joint ownership by the unit owners.



D

Decontrol Event

For Properties located in New York City, an event that causes a property or unit to be removed from rent control but subject to rent-stabilization pursuant to New York City rent stabilization laws.

F

Form 4660

Multifamily Underwriting Standards identifying Pre-Review Mortgage Loans and containing the underwriting requirements (e.g., debt service coverage ratio, loan to value ratio, interest only, underwriting floors, etc.) for all Mortgage Loans.

Synonyms

- Multifamily Underwriting Standards

G

Gross Note Rate

Interest rate stated in the Loan Documents.

Ground Lease

Contract for the rental of land, usually on a long term basis.

I

Interest Rate Cap Agreement

Contract setting forth the terms and conditions of an Interest Rate Cap, Hedge, or Swap.

Synonyms

- Interest Rate Hedge Agreement
- Interest Rate Swap Agreement

L



Lease Written agreement between an owner and the tenant of a Property stipulating the conditions for possession and use of real estate for a specified period of time and rent.

Synonyms

- Leases

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

Synonyms

- Liens

M

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

Synonyms

- Maturity Dates

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
- Mortgage Loan's

Mortgage Loan Origination Date Date you fund a Mortgage Loan to the Borrower.

Synonyms

- Mortgage Loan's Origination Date
- Origination Date

P



PILOT

Payment In Lieu Of Taxes.

Synonyms

- PILOTs

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

R

Replacement Reserve

Custodial Account the Borrower funds during the Mortgage Loan term for Replacements.

Synonyms

- Replacement Reserves

S

Security Instrument

Instrument creating a lien or encumbrance on 1 or more Properties and securing the Loan Document obligations.

Synonyms

- Security Instruments
- Security Instrument's



Shared Use Property

Property subject to Shared Use Documents:

- benefiting the Property by granting the right to use Essential Elements on common areas created by, or other properties subject to, the Shared Use Documents, and/or
- burdening the Property by:
 - subjecting it to:
 - property-use or other restrictive covenants;
 - fees or assessments; or
 - maintenance obligations; or
 - allowing other parties subject to the Shared Use Documents the right to use the Essential Elements located on the Property.

Stabilized Residential Occupancy

Percentage of Property units physically occupied by Qualified Occupants, per [Part II, Chapter 1: Attributes and Characteristics, Section 105.02: Qualified Occupants](#) as adjusted for the applicable Part III products and features.

U

Underwritten Net Cash Flow

Net Cash Flow as adjusted by the Lender per [Part II, Chapter 2: Valuation and Income, Section 203: Income Analysis](#) and the applicable products and features in Part III.

Synonyms

- Underwritten NCF