

Multifamily Selling and Servicing Guide

Effective as of November 4, 2025

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213.02A Calculation of Total Prepayment Premium

For any prepayment that occurs before the Yield Maintenance Period End Date, the Servicer must first determine the total Prepayment Premium owing by the Borrower in accordance with the Loan Documents. The Loan Documents generally require the Borrower to pay a Prepayment Premium equal to the greater of (i) 1% of the UPB (the "Minimum 1% Prepayment Premium"), or (ii) yield maintenance.

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Glossary

B

Borrower

Person who is the obligor per the Note.

Synonyms

- Borrowers
- · Borrower's

L

Loan Documents

All Fannie Mae-approved documents evidencing, securing, or guaranteeing the Mortgage Loan.

Synonyms

- Loan Document
- Mortgage Loan DocumentMortgage Loan Documents

M

Minimum 1% Prepayment Premium

For a prepayment, an amount equal to 1% of the UPB.

P

Prepayment Premium

For a Mortgage Loan prepayment, amount the Borrower must pay in addition to the prepaid principal and accrued interest per the Loan Documents.

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Synonyms

Prepayment Premiums

S



Servicer

Primary Person servicing the Mortgage Loan, including

- the originator,
- seller, or
- a third party.

Synonyms

- Servicers
- Servicer's

U

UPB Unpaid Principal Balance

Synonyms

• UPBs



Yield Maintenance Period End Date Last day on which a Borrower owes yield maintenance for a voluntary Mortgage Loan prepayment.

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Synonyms

Yield Maintenance Period End Dates