



Fannie Mae®

Multifamily Selling and Servicing Guide

Effective as of May 20, 2026

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218.03A Defeasance Documents

 Servicer must obtain the most current Defeasance documents from the Fannie Mae website. The Defeasance documents consist of the Defeasance Notice ([Form 4622](#)) and other closing documents required by Fannie Mae in order for the defeasance to occur.



Glossary

D

Defeasance

Transaction where a Property is released from the lien of the Security Instrument and the Lender receives a valid and perfected lien and security interest in substitute collateral acceptable to Fannie Mae and the cash flows thereunder.

S

Servicer

Primary Person servicing the Mortgage Loan, including

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

Synonyms

- Servicers
- Servicer's