



Multifamily Selling and Servicing Guide

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TABLE OF CONTENTS

Part V Section 806 Fees and Pricing Premiums	3
806.01 Origination Fees	3
806.02 Pricing Premiums	3
806.03 Loan Modification, Extension and Forbearance Fees	3
GLOSSARY	4



Section 806 Fees and Pricing Premiums

806.01 Origination Fees

For maximum Origination Fees for all Level 2 In Place Loans, and maximum underwriting and processing fees for all Level 3 In Place Loans, see [Part IV A, Chapter 2: Pricing, Origination Fees, and Prepayment Premium Incentives](#).

806.02 Pricing Premiums

No pricing premiums are allowed in connection with the financing of In Place Loans.

806.03 Loan Modification, Extension and Forbearance Fees

If Fannie Mae agrees (or, for Portfolio Mortgage Loans with loss sharing, Fannie Mae and the Lender jointly agree) to enter into a modification and extension of the Portfolio Mortgage Loan that does not otherwise qualify for refinancing as an In Place Loan in accordance with this Chapter, loan modification fees may be charged in connection with the modification and extension of the Portfolio Mortgage Loan as provided in [Part V, Chapter 7: Non-Performing Mortgage Loans, Section 711: Courses of Action](#).



Glossary

I

In Place Loan Mortgage Loan refinancing a Portfolio Mortgage Loan that does not meet Tier 2 underwriting requirements.

Synonyms

- In Place Loans

L

Lender Person approved by Fannie Mae to sell or service Mortgage Loans.

Synonyms

- Lenders
- Lender's

Level 2 In Place Loans Generally, Portfolio Mortgage Loans with an Underwritten DSCR not less than 5 basis points below Tier 2 standards and an LTV not greater than 5% above Tier 2 standards per [Part V, Chapter 8: In Place Loans, Section 802: In Place Loan Categories](#).

Synonyms

- Level 2 In Place Loan

Level 3 In Place Loans Generally, Portfolio Mortgage Loans with an Underwritten DSCR greater than 5 basis points below Tier 2 standards or an LTV greater than 5% above Tier 2 Standards per [Part V, Chapter 8: In Place Loans, Section 802: In Place Loan Categories](#).

Synonyms

- Level 3 In Place Loan

P



Portfolio Mortgage Loan

Mortgage Loan that was purchased by Fannie Mae and is held as of a certain date regardless of whether it is a Cash Mortgage Loan or an MBS Mortgage Loan.

Synonyms

- Portfolio Mortgage Loans

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