

# Multifamily Selling and Servicing Guide

Effective as of November 4, 2025

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# Section 1002 Healthy Design

#### ▼ Requirements

Product Description		
Eligibility	You must ensure:	
	<ul> <li>The Property has rent or income restrictions where at least 50% of the units serve tenants with incomes of 80% of AMI or less.</li> <li>The Property received a Fannie Mae recognized Healthy Design certification per Form 4248 before Rate Lock.</li> <li>The Borrower did not previously receive this benefit for the same Property.</li> </ul>	
Certification Cost	Borrower's responsibility.	

## Guidance

You may choose to pay the Borrower's certification cost. Fannie Mae will reimburse you for the certification cost after Delivery per the How to: Register, Quote, Close, and Deliver a Healthy Housing Rewards Mortgage Loan.

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# **Glossary**

## B

Borrower

Person who is the obligor per the Note.

#### **Synonyms**

- Borrowers
- · Borrower's

#### D

**Delivery** 

Submission of all correct, accurate, and certifiable documents, data, and information with all applicable documents properly completed, executed, and recorded as needed, and any deficiencies resolved to Fannie Mae's satisfaction.

#### **Synonyms**

- Deliver
- Delivered
- Deliveries

#### M

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.

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#### **Synonyms**

- Mortgage Loans
- Mortgage Loan's

## P



**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

Rate Lock

Agreement between you and the Investor containing the terms of the Lender-Arranged Sale or Multifamily Trading Desk trade of the Mortgage Loan and the MBS terms and conditions relating to the underlying MBS, if applicable, which may be documented via a recorded telephone conversation.

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#### **Synonyms**

Rate Locks