



Fannie Mae®

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# Multifamily Selling and Servicing Guide

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## Section 1301

### Description

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#### Requirements

A Fannie Mae Supplemental Mortgage Loan is available for Properties with a Pre-Existing Mortgage Loan.

A non-Fannie Mae Subordinate Loan is only permitted for MAH Properties per [Part III, Chapter 7: Multifamily Affordable Housing Properties](#).

For Moderate Rehabilitation Supplemental Mortgage Loans, see [Part III, Chapter 3: Moderate Rehabilitation Mortgage Loans](#).



# Glossary

## P

### Pre-Existing Mortgage Loan

Multifamily residential real estate loan secured by Liens against the Property having higher priority than the Lien securing the Subordinate Loan purchased by Fannie Mae.

#### **Synonyms**

- Pre-Existing Mortgage Loans

## S

### Subordinate Loan

Multifamily residential real estate loan secured by a Lien against the Property having a lesser priority than the Lien securing another multifamily residential real estate loan on the same Property.

#### **Synonyms**

- Subordinate Loans

### Supplemental Mortgage Loan

Mortgage Loan purchased by Fannie Mae that is subordinated to, and has a Mortgage Loan Origination Date after, the Senior Mortgage Loan that is also owned by Fannie Mae.

#### **Synonyms**

- Supplemental Mortgage Loans