



Fannie Mae®

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# Multifamily Selling and Servicing Guide

Effective as of June 30, 2025

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## 1402.01 Description

### ☒ Requirements

| Product Description                           |   |
|---|---|
| Lender Eligibility                            | You must be the Servicer of all Pre-Existing Mortgage Loans on the Property.  |
| Ineligible Products                           | Hybrid ARM Loan   |
| Loan History                                  | Pre-Existing Mortgage Loan is not on the current Fannie Mae Watchlist.  |
| Origination Date                              | At least 12 months must elapse between the origination dates of the most recent Pre-Existing Mortgage Loan and the Supplemental Mortgage Loan, unless the Loan Documents expressly permit a shorter time.   |
| Maximum Number of Supplemental Mortgage Loans | <p>Only 1 Supplemental Mortgage Loan is permitted during the Senior Mortgage Loan term unless:</p> <ul style="list-style-type: none"><li>• it is a Moderate Rehabilitation Supplemental Mortgage Loan;</li><li>• it is a Green Rewards Supplemental Mortgage Loan where 100% of the proceeds are used to implement selected Efficiency Measures; or</li><li>• the Property is sold to an unrelated new Borrower who assumes the Pre-Existing Mortgage Loan, and the closing and funding of the new Supplemental Mortgage Loan occurs concurrently with the Property sale and Pre-Existing Mortgage Loan assumption.</li></ul> |



| Product Description                             |   |
|---|---|
| Minimum Supplemental Loan Term                  | <p>5 years provided that:</p> <ul style="list-style-type: none"><li>• for Pre-Existing Mortgage Loans with a balloon payment at the Maturity Date, the Maturity Date of the Supplemental Mortgage Loan must not be before that of any Pre-Existing Mortgage Loan; and</li><li>• for fully amortizing Pre-Existing Mortgage Loans, the Maturity Date of the Supplemental Mortgage Loan must not be before the latest Prepayment Premium Period End Date of any Pre-Existing Mortgage Loan.</li></ul> |
| Mortgage Loan Amount                            | <p>Except per <a href="#">Part III, Chapter 14: Supplemental Mortgage Loans, Section 1402.03: Loan Amount</a>, you must determine the Underwritten NCF, Underwritten DSCR, and LTV per <a href="#">Part II, Chapter 2: Valuation and Income, Section 203: Income Analysis</a> and the applicable products in Part III.</p>  |
| Replacement Reserve, Tax, and Insurance Escrows | <p>You must:</p> <ul style="list-style-type: none"><li>• Calculate the Replacement Reserve, tax, and insurance escrows on the resulting Tier of the combined Pre-Existing Mortgage Loan and Supplemental Mortgage Loan.</li><li>• Ensure escrow funding established with the Pre-Existing Mortgage Loans does not cease.</li><li>• Adjust the funding when necessary to meet current Tier 2 requirements for any Tier Dropping Supplemental Mortgage Loan if the combined Tier is Tier 2.</li></ul> |
| Cross-Default                                   | <p>Must be cross-defaulted with all Pre-Existing Mortgage Loans.</p>  |



| Product Description      |  |
|--------------------------|--|
| Interest Rate Type       | <ul style="list-style-type: none"><li>• Fixed rate, if the Pre-Existing Mortgage Loan has a fixed rate.</li><li>• Fixed or variable rate, if the Pre-Existing Mortgage Loan has a variable rate.</li></ul>   |
| UCC Financing Statements | <p>No new UCC Financing Statement is required for the Supplemental Mortgage Loan.</p> <p>If the Lien of the Senior Mortgage Loan is released before the Supplemental Mortgage Loan is repaid in full, you must file a UCC Financing Statement for the Supplemental Mortgage Loan in the appropriate public records office.</p> |

#### Guidance

You may increase Replacement Reserve, tax, and insurance escrow funding for a Supplemental Mortgage Loan if the Tier is unchanged from the Pre-Existing Mortgage Loans.



# Glossary

## B

**Borrower** Person who is the obligor per the Note.

### Synonyms

- Borrowers
- Borrower's

## E

**Efficiency Measures** Energy- and water-efficiency measures that the Borrower agrees to implement per the Multifamily Loan Agreement to qualify as a Green Rewards Mortgage Loan, and which project a reduction in the Property's annual energy or water consumption.

### Synonyms

- Efficiency Measure

## H

**Hybrid ARM Loan** Mortgage Loan with a total term of 30 years, comprised of an initial term when interest accrues at a fixed rate, and which automatically converts to a term where interest accrues at an adjustable rate.

### Synonyms

- Hybrid ARM Loans

## L

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

### Synonyms

- Lenders
- Lender's



## Lien

Lien, mortgage, bond interest, pledge, security interest, charge, or encumbrance of any kind.

### **Synonyms**

- Liens

## Loan Documents

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

### **Synonyms**

- Loan Document
- Mortgage Loan Document
- Mortgage Loan Documents

## M

## Maturity Date

Date all Mortgage Loan amounts become fully due and payable per the Loan Documents.

### **Synonyms**

- Maturity Dates

## 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.

### **Synonyms**

- Mortgage Loans
- Mortgage Loan's

## 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

## Prepayment Premium Period End Date

Last date when a Borrower owes a Prepayment Premium for a voluntary Mortgage Loan prepayment.

## 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

## Replacement Reserve

Custodial Account the Borrower funds during the Mortgage Loan term for Replacements.

### Synonyms

- Replacement Reserves

## S

## Senior Mortgage Loan

Senior loan purchased by Fannie Mae.

### Synonyms

- Senior Mortgage Loans





## Servicer

Primary Person servicing the Mortgage Loan, including

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

### **Synonyms**

- Servicers
- Servicer's

## 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

## T

### Tier Dropping Supplemental Mortgage Loan

A Supplemental Mortgage Loan where

- the combined Underwritten DSCR of the Supplemental Mortgage Loan and all Pre-Existing Mortgage Loans is below the minimum Underwritten DSCR of the original underwriting Tier of the Senior Mortgage Loan, or
- the combined LTV of the Supplemental Mortgage Loan and all Pre-Existing Mortgage Loans is above the maximum LTV of the original underwriting Tier of the Senior Mortgage Loan.

### **Synonyms**

- Tier Dropping Supplemental Mortgage Loans

## U

### UCC

Uniform Commercial Code

## W

### Watchlist

The risk rating classification if you or Fannie Mae determine the Mortgage Loan has heightened credit risk.