



Fannie Mae®

Multifamily Selling and Servicing Guide

Effective as of February 2, 2026

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TABLE OF CONTENTS

Part III Section 1302.02 Cotermious and Non-Cotermious 3

GLOSSARY 4



1302.02 Coterminous and Non-Coterminous

→ Guidance

A Supplemental Mortgage Loan may have a Maturity Date that is either coterminous or non-coterminous with the Maturity Date of the Senior Mortgage Loan.

The Prepayment Premium Period End Date of a Supplemental Mortgage Loan need not coincide with the Prepayment Premium Period End Date of any Pre-Existing Mortgage Loan.

☑ Requirements

You must resubordinate any existing, non-coterminous Supplemental Mortgage Loan when refinancing a maturing Senior Mortgage Loan with Fannie Mae.



Glossary

M

Maturity Date	Date all Mortgage Loan amounts become fully due and payable per the Loan Documents.
	Synonyms <ul style="list-style-type: none">• Maturity Dates

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 <ul style="list-style-type: none">• Pre-Existing Mortgage Loans

Prepayment Premium Period End Date	Last date when a Borrower owes a Prepayment Premium for a voluntary Mortgage Loan prepayment.
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S

Senior Mortgage Loan	Senior loan purchased by Fannie Mae.
	Synonyms <ul style="list-style-type: none">• Senior Mortgage 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 <ul style="list-style-type: none">• Supplemental Mortgage Loans