



Fannie Mae®

Multifamily Selling and Servicing Guide

Effective as of June 2, 2026

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1302.03C Calculating the DSCR and LTV

Requirements

To determine the Supplemental Mortgage Loan amount, you must apply the Form 4660 DSCR and LTV requirements as follows:

Supplemental Mortgage Loan	
DSCR	The combined debt service of <ul style="list-style-type: none">• all Pre-Existing Mortgage Loans, plus• the Supplemental Mortgage Loan.
LTV	The combined <ul style="list-style-type: none">• aggregateUPB of all Pre-Existing Mortgage Loans, plus• the principal amount of the Supplemental Mortgage Loan.



Glossary

F

Form 4660

Multifamily Underwriting Standards identifying Pre-Review Mortgage Loans and containing the underwriting requirements (e.g., debt service coverage ratio, loan to value ratio, interest only, underwriting floors, etc.) for all Mortgage Loans.

Synonyms

- Multifamily Underwriting Standards

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