



Fannie Mae®

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# Multifamily Selling and Servicing Guide

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## TABLE OF CONTENTS

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Part III Section 1302.03C Calculating the DSCR and LTV .....	3
GLOSSARY .....	4



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



# 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