Fannie Mae®

Notification 20-07: COVID-19 Form 4636.TA Update

Effective: 04/20/20
Retired: 05/28/21

Summary of Changes

HIGHLIGHTS
Effective April 20, 2020, Fannie Mae updated the Multifamily Asset Management Delegated Transaction: Transfer/Assumption (Form 4636.TA) to align with the COVID-19 updates in the Multifamily Underwriting Standards (Form 4660).

Primary Changes

Form 4636.TA was updated to:

- accommodate additional signatories;
- modify the required closing documentation; and
- require Fannie Mae approval for any:
  - Assumption/Transfer of a Seniors Housing Mortgage Loan;
  - Assumption/Transfer of a Student Housing Mortgage Loan;
  - Green Rewards Mortgage Loan with incomplete repairs or compliance issues;
  - Supplemental Mortgage Loan in conjunction with an Assumption/Transfer where a Principal and Interest Reserve is not required; and
  - Property with a Forbearance Agreement.

Questions

Please contact Jonathan Carr at (312) 368-6389, or jonathan_m_carr@fanniemae.com, with any questions.

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