Fannie Mae®

Notification 21-16: Form 4098

Effective: 11/01/21
Retired: 05/02/22

Summary of Changes

HIGHLIGHTS
Effective for Mortgage Loans Committed on or after November 1, 2021, the Multifamily Additional Disclosure Guidance Form (Form 4098) was updated.

Primary Changes

- Added non-standard Property characteristics for:
  - Manufactured Housing Communities Financing of Borrower-Owned Manufactured Homes ("Manufactured Housing Rentals");
  - Healthy Housing Rewards for a Property participating in either
    - Healthy Design, or
    - Enhanced Residential Living; and
  - a Master Operating Lease.
- Removed the non-standard Mortgage Loan characteristic for Rent or Income Restriction on a Non-MAH Property.
- Systems Additional Disclosure is no longer required for
  - Declining Prepayment Premium, Other Year Schedule for Mortgage Loans delivered using C&D, and
  - MFlex Mortgage Loans.

Questions

Please contact Patricia Lafean at (202) 752-6240, or patty_l_lafean@fanniemae.com, with any questions.

© 2026 Fannie Mae. Trademarks of Fannie Mae.