



# Guide Update 23-20: Shared Use Properties

Effective: 09/18/23  
Retired: 01/21/25

## Summary of Changes

### HIGHLIGHTS

**Effective for Mortgage Loans Committed as of September 18, 2023**, updated underwriting information, Loan Documents, and forms for Shared Use Properties.

### Primary Changes

- In Part II:
  - Chapter 1: Attributes and Characteristics, created a new Section 108: Shared Use Properties; and
  - Chapter 2: Valuation and Income, updated the NCF calculation to include assessments for Shared Use Properties.
- Created/revised Loan Documents for Shared Use Properties, including:
  - Modifications to Multifamily Loan and Security Agreement (Shared Use of Essential Elements) (Form 6276);
  - Estoppel Certificate attached to Form 6276; and
  - Modifications to Security Instrument (Joinder and Consent (Affiliate-Owned Common Elements)) (Form 6324).

### Questions

Please contact the Fannie Mae Deal Team with any questions.