



Notification 24-28: Forms 4097 and 4098

Effective: 01/01/25

Summary of Changes

HIGHLIGHTS

Effective for Mortgage Loans Committed as of January 1, 2025, updated the:

- Multifamily Additional Disclosure Guidance (Form 4098);
- Multifamily Required Trade Information for ARM Cash or MBS Loans (Form 4097.ARM);
- Multifamily Required Trade Information for Fixed Rate Cash or MBS Loans (Form 4097.Fixed Rate); and
- Multifamily Required Trade Information (Form 4097 Job Aid).

Primary Changes

Updated the:

- Multifamily Additional Disclosure Guidance (Form 4098):
 - removing
 - Systems Additional Disclosure,
 - Manufactured Housing Communities (MHC) Financing of Borrower-Owned Manufactured Homes ("Manufactured Housing Rentals"),
 - Seniors Housing Property Master Operating Lease, and
 - Multiple Series Limited Liability Company; and
 - revising
 - Delaware Statutory Trust (DST),
 - Expanded Housing Choice Vouchers, and
 - Revenue of Expense Changes (e.g., Tax Abatements) to Tax Relief Programs;
- Multifamily Required Trade Information Forms (Form 4097.ARM and Form 4097.Fixed Rate) including fields for



- Tax Relief Programs,
- Legal Non-Conforming Use, and
- Mortgage As Tax-Exempt Bond (MTEB) Indicator; and
- Multifamily Required Trade Information (Form 4097 Job Aid) to align with updates.

Questions

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