



# Notification 25-16: Form 4636 series and Form 4804

Effective: 09/17/25

## Summary of Changes

### HIGHLIGHTS

#### Effective for all Mortgage Loans as of September 17, 2025:

- created a Multifamily Loss Mitigation Non-Monetary Default form (Form 4636.NMD) to collect information for non-monetary defaults; and
- updated the:
  - Reservation of Rights Letter (Form 4804) to include 2 additional non-monetary defaults; and
  - Form 4636 series with aligning edits.

## Primary Changes

Created Form 4636.NMD to:

- clarify the requirements for Servicer delegation and processing of non-monetary defaults; and
- streamline the business review process.

Updated:

- Form 4804, adding
  - additional common non-monetary defaults, and
  - standard approved legal language; and
- the Form 4636 series to:
  - align language to ensure consistency across all 4636 forms;
  - reference the new Form 4636.NMD; and



- update Loan Document references.

## Questions

Please contact Michelle Pirritano at (202) 752-0765, or [michelle\\_pirritano@fanniemae.com](mailto:michelle_pirritano@fanniemae.com), with any questions.