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Guide Update 25-20: Property and Liability Insurance

Effective: 10/31/25
Retired: 12/26/25

Summary of Changes

Primary Audience: Insurance

HIGHLIGHTS

Effective for Mortgage Loans placed under application on or after October 31, 2025 and for insurance policy renewals on or after December 21, 2025, updated insurance information in:

• Part II, Chapter 5: Property and Liability Insurance; and
• Part V, Chapter 4: Asset Management: Loan Document Administration.

Primary Changes

Updated:

- Part II, Chapter 5: Property and Liability Insurance to:
  - clarify:
    - when Risk Retention Groups and Captive Insurers are acceptable;
    - the minimum agreed amount endorsement; and
    - that Commercial General Liability coverage must apply per location;
  - outline minimum excess or umbrella liability coverage requirements based on the aggregate number of units covered by the policy;
  - amend liability deductibles; and
  - modify earthquake insurance requirements for business income insurance and deductibles.

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- Part V, Chapter 4: Asset Management: Loan Document Administration, Section 413.01B: Policy Renewal to amend MAMP submission requirements for Non-Monetary Default Requests that are non-compliant.

Questions

Please contact Jennifer Clements at (202) 752-5988, or jennifer_d_clements@fanniemae.com, with any questions.

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