Fannie Mae®

Guide Update 25-25: Property Check

Effective: 02/02/26
Retired: 07/01/26

Summary of Changes

Primary Audience: Credit Underwriting and Asset Management

HIGHLIGHTS

Effective for all newly registered Mortgage Loans and Transfer/Assumptions as of February 2, 2026, you must use the:

• Property Check application per the new Part II, Chapter 1: Attributes and Characteristics, Section 103: Property Check; and
• updated Multifamily Asset Management Delegated Transaction: Transfer/Assumption (Form 4636.TA) for any Transfer/Assumption to confirm Property Check completion.

Primary Changes

When you register a Mortgage Loan or Transfer/Assumption, you must:

- perform a Property Check search of the primary Property address(es);
- receive a "Based on the address entered, you may proceed processing the transaction involving this property." response for each address;
- comply with all confidentiality requirements; and
- complete the Multifamily Asset Management Delegated Transaction: Transfer/Assumption (Form 4636.TA) for any Transfer/Assumption.

Questions

Please contact Mark Driscoll at (617) 345-8052, or mark_c_driscoll@fanniemae.com, with any questions.

© 2026 Fannie Mae. Trademarks of Fannie Mae.