Fannie Mae®

Guide Update 26-01: Restabilization Reserve

Effective: 01/14/26
Retired: 05/20/26

Summary of Changes

Primary Audience: Asset Management

HIGHLIGHTS
Effective January 14, 2026, for all Mortgage Loans, clarified your delegated authority to approve certain Restabilization Reserve disbursements.

Primary Change

Updated Part V, Chapter 4, Section 418.07: HAP Contract Approval and Releasing Restabilization Reserve to clarify that Fannie Mae consent is not required for a Restabilization Reserve disbursement if it is explicitly authorized per the Loan Documents, including Borrower requests related to a:

- HAP Contract Delay (such as a Federal Government shutdown); or
- final disbursement, provided:
  - you received written evidence that the HAP contract has been extended by HUD through the Maturity Date with no material changes to its terms; and
  - no default has occurred and is continuing under the Loan Documents.

Note: The Borrower must continue making scheduled Debt Service payments regardless of the

- status of HUD payments per the HAP Contract, or
- availability of Restabilization Reserve funds.

Questions

Please contact Michael Dick at (202) 752-6634, or michael_w_dick@fanniemae.com, with any questions.

© 2026 Fannie Mae. Trademarks of Fannie Mae.