**[COMPLIANCE WITH LAW NOTICE FORM TO BE SENT ON SERVICER LETTERHEAD – DRAFTING NOTES BELOW TO BE REMOVED FROM VERSION SENT TO BORROWERS.]**

[Date]

**[Drafting Note: Notice to be prepared and delivered in accordance with notice provisions of loan documents.]**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Re: Fannie Mae Loan No. (the "Loan")

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Apartments (the "Property")

**[DRAFTING NOTE: For properties with supplementals or crossed with other loans and properties, add additional loan numbers and property descriptions. If needed, a schedule can be added to the notice and “See attached schedule” should be inserted.]**

 Notice of Obligation to Comply with Applicable Law (the “Notice”)

Dear \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_:

Reference is hereby made to the $ Multifamily Note dated (the "Note"), executed by ("Borrower"), payable to the order of (the "Servicer"). Servicer assigned, negotiated and transferred the Note to Fannie Mae, the current owner and holder of the Note. Capitalized terms not defined herein shall have the meaning ascribed to such term in the Loan Documents.

Notice is hereby given that:

* the Loan Documents include a requirement for Borrower to comply with all laws and regulations applicable to the Mortgaged Property, including the CARES Act;
* Borrower is required to provide to each tenant whose occupancy Borrower seeks to terminate on the basis of nonpayment of rent, the notice to vacate required by Section 4024(c) of the CARES Act; and,
* failure to comply with all applicable law may constitute a default under the Loan Documents, subject to any applicable cure provisions.

It is requested that Borrower notify its tenants in writing that:

* the CARES Act continues to require landlords to provide 30 days’ notice to vacate prior to requiring the tenant to vacate the unit if the property is subject to a federally-backed loan; and,
* tenants can obtain more information about resources that may be available to them at <https://www.fanniemae.com/here-help-renters>.

If you have any questions regarding this matter, please do not hesitate to call me at \_\_\_\_\_\_\_\_\_\_\_\_\_\_ or email me at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Sincerely,

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Title: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_