

Multifamily Required Trade Information



Form 4097 Job Aid & Updates

August 2026

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Form 4097 Updates – August 2026



- Added Index Rate Field and Updated Rate Lock Type Field to accommodate Streamlined Treasury Lock enhancement

Property Name

Address _____
 City, State, Zip _____
 County _____

Deal Highlights		Rate & Trade Information	
Loan Amount	\$ 7,000,000.00	Purchase Price	101.50%
Loan Term (months)	378	Coupon	1.00%
Prepayment Provision (string)	Y/M(114)1P(8)O(3)	Guaranty Fee and Servicing Fee	1.590%
Interest-Only Period (months)	24.00	Index Rate	4.000%
Amortization Term (months)	378	Note Rate	1.00%
Interest Type	ARM	Good Faith Deposit	1.000%
Benchmark Index	10-year Treasury	Delivery Tolerance	+/-0%
Interest Accrual Method	Actual/360	Streamlined Lockout Look	No
Loan Position	First	Streamlined Early Rate Lock	No
Settlement Date (Book-Entry Date)	7/30/2026	Product Type	DUS
# of Days (from Trade Date to Settlement Date)	30	Number of Loans in this Security	1
Issue Date	7/1/2026	% of Initial Security Balance	100%
		Eligible for Re-Securityization	Yes
		MBS Exempt Bond (YES/NO)	N/A

Property Information		Credit & Underwriting	
Specific Property Type	Multifamily	UW NCF	\$650,000
# of Units	400	Minimum LTV NCF (30% N)	1.0%
Year Built	1970	Est. UW NCF DSCR (Actual)	1.02
UW Physical Occupancy %	94.10%	Est. UW NCF DSCR (IO)	1.38
Number of properties	N/A	Est. UW NCF DSCR at Cap	1.3
Green Financing Type	N/A	Maximum LTV	80%
Green Building Certification	N/A	Estimated LTV	65%
Age-Resistant?	No	U/W Property Value	\$35,000,000
Use of Special Interest	See Single	Loan Purpose	Refinance
Add order for additional properties	No	Loan	Use 4
Tax Relief?	No	Gross Defaults/Collateralization	None
Tax Relief Program Type	None	Pre-existing Additional Debt Balance	\$0.00
Tax Relief Program Type for Duration?	No	Additional Debt Current Interest Rate	11.00%
Legal Non-Conforming Use?	Yes	Additional Debt Maturity Date	6/1/2029
% Units with Income or Rent Restrictions	No		
Affordable Housing Type	No		

Affordability Information		
% of Units <= 50% AMI	0.0%	0.0%
% of Units > 50% - 60% AMI	0.0%	0.0%
% of Units > 60% - 80% AMI	0.0%	0.0%
% of Units > 80% - 100% AMI	0.0%	0.0%
% of Units > 100% - 120% AMI	0.0%	0.0%
% of Units > 120% AMI	0.0%	0.0%

**Data based on the MAE Multifamily Affordability Estimator and may differ from final data at issuance*

Credit Facilities (Only)	
Total Current Outstanding Loans	15
Total Current Facility Level JPB	\$9,000,000.00

ARM Loan-Related Fields	
ARM Loan Product	ARM 7-6 Loan
Adjustable Rate	Yes
Rate Conversion Lockout Term (months)	12
Estimated MBS Margin (bps)	35
Lifetime PTR Cap	5%
Per Rate Change Cap	+/- 1%
Standard Lookback (days)	1
Rate Reset Frequency (months)	1
Fixed Principal Payment (SARMs)	No

Form 4097

- Used at the time of initial trade for all Fannie Mae Multifamily Cash or MBS Loans
- Captures key data elements at the security, loan and property levels
- Used for both Fixed and ARM Loans
- Prior to any auction a Microsoft Excel version of Form 4097 should be provided to Fannie Mae Capital Markets
- PDF versions of Form 4097 may continue to be used by market participants in the auction process

Guidance – Deal Terms

Purpose: Capture the key terms of the loan

Deal Highlights		
Loan Amount	\$	7,000,000.00
Loan Term (months)		120
1 Prepayment Provision (string)		YM(114)1%(3)O(3)
Interest-Only Period (months)		24.00
Amortization Term (months)		360
2 Interest Type		ARM
Benchmark Index		10-year Treasury
Interest Accrual Method		Actual/360
Lien Position		First
Settlement Date (Book-Entry Date)		7/20/2026
# of Days (from Trade Date to Settlement Date)		30
Issue Date		7/1/2026

1. Prepayment strings are abbreviated in order (as applicable): L (Lockout Period), YM (Yield Maintenance), #%(Declining Premium), O (Open Period)

A. Examples:

1. YM(114)1%(3)O(3)
 - a) 114 Months Yield Maintenance, 3 Months 1% Prepayment, 3 Months Open
2. L(12)1%(105)O(3)
 - a) 12 Month Lockout, 105 Months 1% Premium, 3 Months Open
3. 5%(24)4%(24)3%(24)2%(24)1%(21)O(3)
 - a) 24 Months each 5% though 2% Premium, 21 Months 1% Premium, 3 Months Open

B. Full Prepayment Job Aid

2. Select the appropriate Interest Type

Guidance – Rate & Trade Information



Rate & Trade Information

Purchase Price	101.50%
Coupon	TBD
Guaranty Fee and Servicing Fee	1.590%
Index Rate	4.000%
Note Rate	TBD
① Good Faith Deposit	1.000%
Delivery Tolerance	+/-5%
② Streamlined Treasury Lock	No
③ Streamlined Early Rate Lock	No
Product Type	DUS
Number of Loans in this Security	1
% of Initial Security Balance	100%
Eligible for Re-Securitization	Yes
④ MBS as Tax Exempt Bond (MTEB)?	N/A

Purpose: Capture the purchase price and associated fees for the MBS

1. The Multifamily Selling and Servicing Guide sets forth the amount of the Minimum Good Faith Deposit required for any Mortgage Loan
2. Select “Yes/No” for STL and SRL
3. Product Type Allowable Values: DUS, Non-DUS, Credit Facility, Bulk Delivery, Negotiated Transaction
4. MTEB Allowable Values: Immediate MTEB, MBS Exchange

Guidance – Property Address



Purpose: Capture the primary Property address for the subject Property/Properties

1. County added as a required Property address field as of September 7, 2021
2. [Multiple Property Address Job Aid](#)

1	Property Name Address City, State, Zip County
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Guidance – Property Information



1	Property Information	
	Specific Property Type	Multifamily
	# of Units	206
	Year Built	1975
2	UW Physical Occupancy %	94.10%
	Number of properties	N/A
3	Green Financing Type	N/A
	Green Building Certification	N/A
4	Age Restricted?	No
	Ownership Interest	Fee Simple
5	Add rider for additional properties	N/A
	Tax Relief?	No
	Tax Relief Program Type	None
	Tax Relief Program Type for Duration?*	N/A
6	Legal Non-Conforming Use?	Yes
	% Units with Income or Rent Restrictions	N/A
	Affordable Housing Type	N/A

Purpose: Capture key details of the subject Property

1. Specific Property Type should correspond to the value entered in C&D
2. Near Stab properties should utilize the “As-Stabilized” %
3. See the [Green Financing Job Aid](#) for more information
4. Age Restricted Properties (e.g. 55+) should be indicated by entering “Yes”/”No”
5. Enter “Yes” if the subject Property includes multiple address
 - A. Additional Property Information tables can be added on a separate worksheet for each Collateral Record
6. If the Property has Legal Non-Conforming Use, select “Yes”

Guidance – Property Information (cont.)



Purpose: Capture key details of the subject Property

Property Information	
Specific Property Type	Multifamily
# of Units	206
Year Built	1975
UW Physical Occupancy %	94.10%
Number of properties	N/A
Green Financing Type	N/A
Green Building Certification	N/A
Age Restricted?	No
Ownership Interest	Fee Simple
Add rider for additional properties	N/A
1 Tax Relief?	No
2 Tax Relief Program Type	None
3 Tax Relief Program Type for Duration?*	N/A
Legal Non-Conforming Use?	Yes
% Units with Income or Rent Restrictions	N/A
4 Affordable Housing Type	N/A

1. If a Tax Relief Program (Tax Abatement/Exemption, PILOT, or TIF) will be in effect at any point in the life of the loan, “Yes” should be selected
2. Tax Relief Program Allowable Values: Tax Exemption/Tax Abatement Full Amount, Tax Exemption/Tax Abatement Partial Amount
3. Tax Relief Program Type for Duration: If the Tax Relief Program will not be in effect for the full duration of the loan, select “No”
 - A. Additional Disclosure is always required if “No” is selected
4. Restrictions should only be entered for Properties where an Affordable Housing Type is present
 - A. Not MAH should be used for Conventional properties where restrictions exist
 - B. N/A should be selected for Conventional properties without restrictions

See [Affordable Housing & Tax Relief Data Guidance Job Aid](#) for more information on Affordability Restrictions and Tax Relief Programs

Guidance – Property Information (CF)



1

Property Information	
Specific Property Type	Multifamily
# of Units	206
Year Built	1975
UW Physical Occupancy %	94.10%
Number of properties	N/A
Green Financing Type	N/A
Green Building Certification	N/A
Age Restricted?	No
Ownership Interest	Fee Simple
Add rider for additional properties	N/A
Tax Relief?	No
Tax Relief Program Type	None
Tax Relief Program Type for Duration?*	N/A
Legal Non-Conforming Use?	Yes
% Units with Income or Rent Restrictions	N/A
Affordable Housing Type	N/A

Purpose: Capture key details of the subject Properties in a Credit Facility

1. For Credit Facilities, Property information can be entered at the Facility Level
 - A. # of Units = Total Units in the Facility
 - B. Number of Properties = Total Properties in the Facility
 - C. Property Information tables can be added on a separate worksheet for each Collateral Record

Guidance – Affordability



Purpose: Capture key details of the subject Property's Affordability

Affordability Information	^① Restricted	^{②③} Rent Roll*
% of Units <= 50% AMI	0.0%	10.0%
% of Units > 50% - 60% AMI	0.0%	10.0%
% of Units > 60% - 80% AMI	0.0%	20.0%
% of Units > 80% - 100% AMI	0.0%	30.0%
% of Units > 100% - 120% AMI	0.0%	20.0%
% of Units > 120% AMI	0.0%	10.0%

1. Data in the Restricted column should only be entered for Properties where an Affordable Housing Type is present
 - A. See the [Affordable Housing & Tax Relief Data Guidance Job Aid](#) for more information
2. Data in the Rent Roll column represents Rent Roll based Affordability and may be entered for Multifamily and Military Property Types
 - A. Rent Roll Affordability at the time of trade is calculated using the [Multifamily Affordability Estimator](#)
 - B. Please see the [Multifamily Affordability Estimate FAQs](#) for additional information
3. Due to timing differences, it is possible that the Rent Roll Affordability data entered at the time of trade may differ slightly from the final data disclosed at Security Issuance

Guidance – Credit & Underwriting



Purpose: Capture credit metrics as determined during the underwriting process

	Credit & Underwriting	
①	UW NCF	\$650,000
	Minimum UW NCF DSCR	1.35
②	Est. UW NCF DSCR (Actual)	1.52
	Est. UW NCF DSCR (IO)	1.38
③	Est. UW NCF DSCR at Cap	1.3
	Maximum LTV	65%
	Estimated LTV	65%
④	U/W Property Value	\$35,000,000
	Loan Purpose	Refinance
	Tier	Tier 4
	Cross-Default/Collateralization	None
	Pre-Existing Additional Debt Balance	\$500,000
⑤	Additional Debt Current Interest Rate	3.700%
	Additional Debt Maturity Date	6/1/2029

- All DSCRs must be entered on a combined basis when additional hard debt is included on a Property
 - For Credit Facilities, enter all DSCRs at the Facility level
 - For Co-ops, enter the Multifamily Rental Equivalent
- Actual Estimated UW NCF DSCR required as of September 7, 2021
 - See the [DSCR Guidance Job Aid](#) for additional information
- DSCR at Cap only required for ARM Loans
- For Credit Facilities, enter LTVs and UW Property Value at the Facility level
- Details of additional hard pay structure must be included when present
 - See the [Split & Bifurcated Loan Job Aid](#) for additional information

Guidance – Credit Facilities



Purpose: Capture additional fields required for Credit Facilities

①	Credit Facilities Only				②
Total Current Outstanding Loans	15	Total Current Facility Level UPB	\$9,000,000.00		

1. Enter the total number Mortgage Loans currently outstanding under the current Master Credit Facility Agreement
2. Enter the total current UPB for all outstanding Mortgage Loans under the current Master Credit Facility Agreement
 - A. Do not include existing Credit Facility debt as part of the Additional Debt section

Guidance – ARM Loan Related Fields



Purpose: Capture additional fields required for ARM Loan transactions

1. ARM Loan Product Allowable Values: ARM 7-6 Loan, ARM 5-5 Loan, SARM Loan, Hybrid ARM Loan
2. Convertible indicates if the loan can convert to fixed rate in the future
 - A. Select “No” for Hybrid ARM Loans

ARM Loan-Related Fields			
1 ARM Loan Product	ARM 7-6 Loan	Lifetime PTR Cap	6%
2 Convertible	Yes	Per Rate Change Cap	+/- 1%
Initial Convertible Lockout Term (months)	12	Standard Lookback (days)	1
Estimated MBS Margin (bps)	65	Rate Reset Frequency (months)	1
		Fixed Principal Payment (SARMs)	N/A

Guidance– Additional Disclosure



Purpose: As described in the Form 4098, capture any Additional Disclosure requirements identified in underwriting

1	Additional Disclosure
	For non-standard characteristics, such as future crosses, etc. (See Form 4098 Additional Disclosure Guidance)

2	Lender Comments
	For additional Lender Comments that should not be included as Additional Disclosure (e.g. Same Month Pooling)

1. Consult Fannie Mae Deal Team, Form 4098 and MBS Roadmap for additional disclosure requirements
 - A. [Form 4098](#)
 - B. [MBS Roadmap](#)
 - C. Additional Disclosure comments must also be entered in C&D when creating the Commitment
 - D. Watch FannieMae.com for a forthcoming Legal Non-Conformance Additional Disclosure Job Aid
2. Lender Comments should not include anything covered by Additional Disclosure and should not be entered as Additional Disclosure in C&D

Questions?



For additional guidance, please contact your Fannie Mae Deal Team