



Fannie Mae®

Multifamily Selling and Servicing Guide

Effective as of May 27, 2026

No portion of this Multifamily Selling and Servicing Guide may be reproduced in any form or by any means without Fannie Mae's prior written permission, except as may be provided herein or unless otherwise permitted by law. Limited permission to reproduce this Multifamily Selling and Servicing Guide in print, in whole or in part, and limited permission to distribute electronically parts of this Multifamily Selling and Servicing Guide, are granted to Fannie Mae-approved Lenders strictly for their own use in originating and selling multifamily Mortgage Loans to, and servicing multifamily Mortgage Loans for, Fannie Mae. Fannie Mae may revoke this limited permission by sending 60 days advance written notice to any or all Fannie Mae-approved Lenders.



TABLE OF CONTENTS

Part IV Section 603.02 MBS Mortgage Loans	3
GLOSSARY	8



603.02 MBS Mortgage Loans

Requirements

You must ensure the DUS Gateway “Authorization to Close” status is “Authorized” before originating any MBS Mortgage Loan:

- constituting a Credit Facility's
 - initial advance,
 - addition, or
 - borrow up;
- refinancing a Portfolio Mortgage Loan in the Credit Facility; or
- converting all or any part of a variable rate Mortgage Loan in the Credit Facility to a fixed rate Mortgage Loan.

Operating Procedures

For MBS Mortgage Loans in a Credit Facility, you must:

- comply with the
 - Job Aid for DUS Gateway Credit Facilities Commitment, and
 - MSFMS Job Aid; and
- follow the DUS Gateway process to
 - obtain a Commitment, and
 - receive an Authorization to Close.

DUS Gateway Process		
Steps	You must...	Multifamily Structured Acquisitions will...
1	<ul style="list-style-type: none">• Select the "Credit Facility Module".• Navigate to the "Rate Lock/Commitment" page.	



DUS Gateway Process		
Steps	You must...	Multifamily Structured Acquisitions will...
2	<p>Within 1 Business Day after obtaining the Rate Lock:</p> <ul style="list-style-type: none"> • enter and save all Rate Lock data for each MBS Mortgage Loan constituting <ul style="list-style-type: none"> - an initial advance, - an addition, - a borrow up, - a refinance of a Portfolio Mortgage Loan in the Credit Facility, or - a conversion of a Mortgage Loan in the Credit Facility from variable rate to fixed rate; • identify the applicable "Loan Option"; and • select " Log Rate Lock/Commitment" . 	<p>Set the "Rate Lock/Commitment" status for each Mortgage Loan to "Draft".</p>
3	<ul style="list-style-type: none"> • Confirm all Rate Lock data was correctly entered for each MBS Mortgage Loan constituting <ul style="list-style-type: none"> - an initial advance, - an addition, - a borrow up, - a refinance of a Portfolio Mortgage Loan in the Credit Facility, or - a conversion of a Mortgage Loan in the Credit Facility from variable rate to fixed rate. • Select "Finish Rate Lock/Commitment". 	<ul style="list-style-type: none"> • Change the "Rate Lock/Commitment" status for each Mortgage Loan to: <ul style="list-style-type: none"> - "Accepted", if all validations pass; or - "Submitted for Review", if a review is required. • For all Mortgage Loans "Submitted for Review": <ul style="list-style-type: none"> - change the "Rate Lock/Commitment" status to: <ul style="list-style-type: none"> ▪ "Accepted", if no further action is required; or ▪ "Draft", if corrections are required; and - notify you via email to revise and resubmit any "Rate Lock/Commitment" with a "Draft" status.



DUS Gateway Process		
Steps	You must...	Multifamily Structured Acquisitions will...
4	<ul style="list-style-type: none"> • Identify each "Rate Lock/Commitment" status as <ul style="list-style-type: none"> - "Accepted", or - "Draft". • Revise and resubmit any Mortgage Loan "Rate Lock/Commitment" with a "Draft" status. 	Change the "Rate Lock/Commitment" status to "Accepted" after all validations pass.
5	<p>On the "Final Underwriting" page, for each Property, either:</p> <ul style="list-style-type: none"> • upload data for <ul style="list-style-type: none"> - underwriting, - underwritten value, and - income and expenses; or • manually enter the underwriting data. 	
6	<p>On the "Credit Facility Checks" page for each MBS Mortgage Loan:</p> <ul style="list-style-type: none"> • of an initial advance: <ul style="list-style-type: none"> - enter the final "Mortgage Loan Amount"; - by entering the final "Mortgage Loan Amount", you acknowledge it: <ul style="list-style-type: none"> ▪ includes any Delivery Tolerance per Part IV, Chapter 4: Delivery, Section 405.01: Acceptability and Delivery Tolerance; and ▪ equals the Delivered Mortgage Loan Amount; - if the rate is variable, enter the: <ul style="list-style-type: none"> ▪ "Final Fixed Rate Equivalent Interest Rate"; ▪ "Final Cap Cost Factor"; and ▪ "Final Structured ARM Principal Payment"; and - run and submit the Credit Facility Checks to: <ul style="list-style-type: none"> ▪ validate the submission; and ▪ populate the Credit Facility Underwriting and Disclosure calculations. 	



DUS Gateway Process		
Steps	You must...	Multifamily Structured Acquisitions will...
6 (continued)	<ul style="list-style-type: none"> • of any addition or borrow up: <ul style="list-style-type: none"> - enter the final " Mortgage Loan Amount"; - by entering the final " Mortgage Loan Amount", you acknowledge it: <ul style="list-style-type: none"> ▪ includes any Delivery Tolerance per Part IV, Chapter 4: Delivery, Section 405.01: Acceptability and Delivery Tolerance; and ▪ equals the Delivered Mortgage Loan Amount; - if the rate is variable, enter the: <ul style="list-style-type: none"> ▪ "Final Fixed Rate Equivalent Interest Rate"; ▪ "Final Cap Cost Factor"; and ▪ "Final Structured ARM Principal Payment"; - use Fetch Latest Data to populate monthly payments for Portfolio Mortgage Loans in the Credit Facility; - for a partial conversion of a variable rate Mortgage Loan to a fixed rate Mortgage Loan, enter the: <ul style="list-style-type: none"> ▪ "Final Cap Cost Factor"; ▪ "SARM T-12 Interest and Hedge Payment Amount"; and ▪ "Actual Conversion Date"; - if the only Portfolio Mortgage Loans in the Credit Facility are fixed rate, run and submit the Credit Facility Checks to: <ul style="list-style-type: none"> ▪ validate the submission; and ▪ populate the Credit Facility Underwriting and Disclosure calculations; and - for any SARM Loans in the Credit Facility: <ul style="list-style-type: none"> ▪ complete and upload the Excel file named "SARM T-12 Interest and Hedge Payment Data"; ▪ re-run and submit the Credit Facility Checks; and ▪ receive Fannie Mae's approval to "Generate" the "Authorization to Close". 	



DUS Gateway Process		
Steps	You must...	Multifamily Structured Acquisitions will...
7	<p>On the "Authorization to Close" page, for each MBS Mortgage Loan:</p> <ul style="list-style-type: none">• select your Fannie Mae Seller Number from the dropdown menu;• select "Prepare Authorization to Close";• review the data;• check the "Lender Certification" box; and• select "Confirm Authorization to Close".	<p>Change the "Authorization to Close" status to "Authorized".</p>

➔ Guidance

Once the Commitment status is "Accepted", you may print a Commitment Confirmation.

Throughout the process, to resolve any data discrepancies or issues, you may use the Case Management function to request assistance from the

- Fannie Mae Deal Team, or
- Multifamily Structured Acquisitions team.

MBS Mortgage Loans in a Bulk Delivery are managed in MSFMS; no Commitment is required.



Glossary

B

Bulk Delivery Structured Transaction governed by a Bulk Delivery Agreement that allows future:

- Mortgage Loan additions; and/or
- Property substitutions.

Synonyms

- Bulk Deliveries

Business Day Any day other than a

- Saturday,
- Sunday,
- day when Fannie Mae is closed,
- day when the Federal Reserve Bank of New York is closed, or
- for any MBS and required remittance withdrawal, day when the Federal Reserve Bank is closed in the district where any of the MBS funds are held.

Synonyms

- Business Days

C

Commitment Contractual agreement between you and Fannie Mae where Fannie Mae agrees to buy a Mortgage Loan at a future date in exchange for an MBS, or at a specific price for a Cash Mortgage Loan, and you agree to Deliver that Mortgage Loan.

Synonyms

- Committed
- Commitments



Credit Facility

Structured Transaction governed by a Master Credit Facility Agreement requiring Mortgage Loans and Properties to be

- cross-defaulted, and
- cross-collateralized.

Synonyms

- Credit Facilities
- Credit Facility's

D

Delivered Mortgage Loan Amount

UPB of a Mortgage Loan when it is purchased by Fannie Mae.

Delivery

Submission of all correct, accurate, and certifiable documents, data, and information with all applicable documents properly completed, executed, and recorded as needed, and any deficiencies resolved to Fannie Mae's satisfaction.

Synonyms

- Deliver
- Delivered
- Deliveries

DUS Gateway

Multifamily pre-acquisition system, or any successor systems, recording deal registration, Pre-Review and/or waiver tracking, Mortgage Loan Commitments, and decision records.

F

Fannie Mae Deal Team

Team responsible for reviewing Pre-Review Mortgage Loans, waivers, etc.

Synonyms

- Deal Team

L



Lender Person Fannie Mae approved to sell or service Mortgage Loans.

Synonyms

- Lenders
- Lender's

M

MBS Mortgage Loan Mortgage Loan purchased by Fannie Mae in exchange for an issued MBS backed by the Mortgage Loan.

Synonyms

- MBS Mortgage Loans

Mortgage Loan Mortgage debt obligation evidenced, or when made will be evidenced, by

- the Loan Documents, or
- a mortgage debt obligation with a Fannie Mae credit enhancement.

Synonyms

- Mortgage Loans
- Mortgage Loan's

MSFMS Multifamily Structured Facilities Management System performing collateral delivery and securitization functions for Structured Transactions.

Multifamily Structured Acquisitions Team that can be contacted at mf_spot@fanniemae.com.

P



Portfolio Mortgage Loan

Mortgage Loan purchased by Fannie Mae and held as of a certain date regardless of whether it is a Cash Mortgage Loan or an MBS Mortgage Loan.

Synonyms

- Portfolio Mortgage Loans
- Portfolio Mortgage Loan's

Principal

Person who owns or controls, in the aggregate, directly or indirectly (together with that Person's Immediate Family Members, if an individual), specified interests in the Borrower per [Part I, Chapter 3: Borrower, Guarantor, Key Principals, and Principals, Section 303: Key Principals, Principals, and Guarantors](#).

Synonyms

- Principals

Property

Multifamily residential real estate securing the Mortgage Loan, including the

- fee simple or Leasehold interest,
- Improvements, and
- personal property (per the Uniform Commercial Code).

Synonyms

- Properties
- Property's

R

Rate Lock

Agreement between you and the Investor containing the terms of the Lender-Arranged Sale or Multifamily Trading Desk trade of the Mortgage Loan and the MBS terms and conditions relating to the underlying MBS, if applicable, which may be documented via a recorded telephone conversation.

Synonyms

- Rate Locks