



Fannie Mae®

Multifamily Selling and Servicing Guide

Effective as of December 1, 2025

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704.01 Eligibility

Operating Procedures

To renew an ARM 5/5 Loan for a second 5-year adjustable rate term:

| Timing before the initial Maturity Date | You must... |
|---|---|
| At least 180 days | <ul style="list-style-type: none">• Notify Multifamily Asset Management that the ARM 5/5 Loan will be renewed for the second 5-year adjustable rate term.• Confirm the ARM 5/5 Loan complies with Part III, Chapter 10: Adjustable Rate Mortgage (ARM) Loans, Section 1004: ARM 5/5 Loan Optional 5-Year Adjustable Rate Term Renewal Eligibility.• Include preliminary DSCR and LTV calculations.• Estimate the starting interest rate for the second 5-year adjustable rate term, including the new Investor spread. |
| At least 30 days | <p>Provide Multifamily Asset Management with:</p> <ul style="list-style-type: none">• an updated ARM 5/5 Loan eligibility confirmation;• current DSCR and LTV calculations; and• an estimate of the starting interest rate for the second 5-year adjustable rate term, including the new Investor spread. |



Glossary

I

Investor MBS Investor for an MBS Mortgage Loan, or Fannie Mae for a Cash Mortgage Loan.

Synonyms

- Investors
- Investor's

M

Maturity Date Date all Mortgage Loan amounts become fully due and payable per the Loan Documents.

Synonyms

- Maturity Dates

Multifamily Asset Management Team that can be contacted at drawer_am@fanniemae.com.