



Fannie Mae®

Multifamily Selling and Servicing Guide

Effective as of December 1, 2025

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301.01 Maintenance

Requirements

For all funds collected per the Loan Documents, you must:

- establish and maintain the following per this Chapter:
 - P&I Custodial Accounts;
 - T&I Custodial Accounts; and
 - Collateral Agreement Custodial Accounts; and
- maintain strict control of all funds in your custody.

Operating Procedures

You must maintain all accounts and related records:

- for all
 - Custodial Accounts,
 - Drafting Accounts, and
 - Clearing Accounts;
- using sound accounting and cash management practices; and
- enabling Fannie Mae to audit them at any time.



Glossary

C

Collateral Agreement Custodial Accounts	Custodial account established by the Servicer for depositing funds received from the Borrower for Collateral Agreements.
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Synonyms

- Collateral Agreement Custodial Account

L

Loan Documents	All Fannie Mae-approved documents evidencing, securing, or guaranteeing the Mortgage Loan.
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Synonyms

- Loan Document
- Mortgage Loan Document
- Mortgage Loan Documents

P

P&I	Principal and interest
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