



Fannie Mae®

Multifamily Selling and Servicing Guide

Effective as of December 1, 2025

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303.02 Withdrawals

Requirements

You must only withdraw funds from the P&I Custodial Account to:

- Remit funds to Fannie Mae.
- Reimburse a Delinquency Advance recovered from subsequent collections.
- Remove funds erroneously deposited.
- Transfer interest or typical demand deposit or money market account earnings.
- Pay the Guaranty Fee (unless you received a notice of default from any Security Trust Indenture guarantor).
- Remove fees, charges, or other amounts deposited on a temporary basis, including
 - late charges,
 - Servicing Fees, or
 - unsecuritized excess spread (i.e., when a Mortgage Loan's Pass-Through Rate is greater than the MBS Pool's Pass-Through Rate).
- Clear and close the account.
- Transfer any funds to 1 or more other Custodial Accounts per this Chapter.



Glossary

D

Delinquency Advance	<p>Your required advances for scheduled monthly Mortgage Loan principal and/or interest per</p> <ul style="list-style-type: none">• your Lender Contract, or• the Guide. <p>Synonyms</p> <ul style="list-style-type: none">• Delinquency Advances
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G

Guaranty Fee	<p>Fee retained by Fannie Mae for credit enhancing a Mortgage Loan or assuming credit risk on a Mortgage Loan, and which may be expressed as a percentage.</p> <p>Synonyms</p> <ul style="list-style-type: none">• Guaranty Fees
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I

Indenture	<p>Bond issuer trust indenture or resolution listing Bond terms.</p>
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M

MBS Pool	<p>MBS Security backed by MBS Mortgage Loans.</p> <p>Synonyms</p> <ul style="list-style-type: none">• MBS Pools• MBS Pool's
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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

P

P&I Custodial Account

Custodial Account for principal and interest deposits.

Synonyms

- P&I Custodial Accounts

Pass-Through Rate

Mortgage Loan Gross Note Rate minus:

- for MBS Mortgage Loans, the Guaranty Fee, minus the Servicing Fee; and
- for Cash Mortgage Loans, the Servicing Fee.

S

Security

MBS, PFP MBS, or REMIC.

Synonyms

- Securities