



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 III Section 2001 Eligible Mortgage Loans	3
GLOSSARY	4



Section 2001 Eligible Mortgage Loans

Requirements

For any Condominium Property, you must:

- evaluate the Condominium Documents for compliance with the Condominium Document Review Checklist ([Form 6498](#));
- determine if it is a:
 - Residential Condominium where the Borrower owns:
 - 100% of the units (i.e., a Wholly-Owned Condominium); or
 - less than 100% but at least 80% of the units (i.e., a Fractured Condominium); or
 - Commercial Condominium where the Borrower owns 100% of the residential units but does not own any other unit;
- ensure each Condominium Property unit:
 - is a separate tax parcel; and
 - has a separate tax bill;
- confirm:
 - the entire Property is subject to the Condominium regime;
 - all assessments and payments due per the Condominium Documents are current;
 - future assessments and payments from the Borrower are subordinate to the Mortgage Loan;
 - the Borrower is:
 - complying with all Condominium Documents; and
 - not involved in any Condominium Property disputes that may
 - result in material litigation, or
 - materially adversely impact the Property; and
- retain [Form 6498](#) in your Servicing File.



Glossary

B

Borrower Person who is the obligor per the Note.

Synonyms

- Borrowers
- Borrower's

C

Commercial Condominium Mixed-use Condominium Property combining Borrower-owned multifamily residential units with 1 or more other uses (e.g., retail, hotel, office, etc.) which may not be Borrower-owned.

Condominium Statutorily established Property ownership regime where Condominium Documents designate:

- individual units for separate ownership; and
- common areas for shared use and joint ownership by the unit owners.

Condominium Documents Governing documents:

- for the Condominium and owners' association's
 - creation,
 - operation, and
 - management; and
- including Condominium instruments for Condominium governance, such as
 - declarations,
 - plats,
 - bylaws,
 - rules and regulations,
 - articles of incorporation, or
 - any other document required by law.

Synonyms

- Condominium Document

F



Fractured
Condominium

Residential Condominium Property where the Borrower owns less than 100% of the units.

M

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

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

Residential
Condominium

Condominium Property where all units are residential.

S

Servicing File

Your file for each Mortgage Loan serviced.

Synonyms

- Servicing Files

W



Wholly-Owned
Condominium

Residential Condominium Property where the Borrower
owns 100% of the units.