



Fannie Mae®

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# Multifamily Selling and Servicing Guide

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## 1804.08 Real Estate Tax and Insurance Escrows

### Requirements

You must require T&I escrow deposits for a Tier 2 Choice Refinance Loan unless Fannie Mae waived the T&I escrow for the Portfolio Mortgage Loan. If you do not require T&I escrow deposits, then you must comply with [Part II, Chapter 4: Lease Audits, Inspections, and Reserves, Section 407: Escrow Requirements for Taxes and Insurance](#).



## Glossary

### C

**Choice Refinance Loan** Mortgage Loan refinancing a Portfolio Mortgage Loan using streamlined underwriting per [Part III, Chapter 18: Choice Refinance Loans](#).

#### **Synonyms**

- Choice Refinance Loans

### L

**Lease** Written agreement between an owner and the tenant of a Property stipulating the conditions for possession and use of real estate for a specified period of time and rent.

#### **Synonyms**

- Leases

### 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

### T

**Taxes and Insurance** Taxes or assessments that may become a Lien on the Property and insurance premiums.

#### **Synonyms**

- T&I
- Tax and Insurance