



Notification 24-14: Form 4254.DEF

Effective: 08/19/24

Retired: 02/19/25

Summary of Changes

HIGHLIGHTS

Effective for all Mortgage Loans as of August 19, 2024, updated the Multifamily Analysis of Operations (Form 4254.DEF) to

- align with CREFC standards, and
- clarify reporting requirements.

Primary Changes

Updated Expense field descriptions as follows:

- Management Fees: includes asset management expenses related to the Property's operations;
- Payroll and Benefits: excludes employee unit/rent; and
- Property Insurance (PINS): requires reporting based on:
 - insurance premiums due or paid directly by the Servicer for the applicable period; and
 - the greater of "Borrower Actual" or Underwriting if insurance is not escrowed.

Questions

Please contact Michael Berger at (202) 752-0145, or michael_c_berger@fanniemae.com, with any questions.