



Notification 25-16: Form 4636 series and Form 4804

Effective: 09/17/25

Retired: 03/17/26

Summary of Changes

HIGHLIGHTS

Effective for all Mortgage Loans as of September 17, 2025:

- created a Multifamily Loss Mitigation Non-Monetary Default form (Form 4636.NMD) to collect information for non-monetary defaults; and
- updated the:
 - Reservation of Rights Letter (Form 4804) to include 2 additional non-monetary defaults; and
 - Form 4636 series with aligning edits.

Primary Changes

Created Form 4636.NMD to:

- clarify the requirements for Servicer delegation and processing of non-monetary defaults; and
- streamline the business review process.

Updated:

- Form 4804, adding
 - additional common non-monetary defaults, and
 - standard approved legal language; and
- the Form 4636 series to:
 - align language to ensure consistency across all 4636 forms;
 - reference the new Form 4636.NMD; and



- update Loan Document references.

Questions

Please contact Michelle Pirritano at (202) 752-0765, or michelle_pirritano@fanniemae.com, with any questions.