



# Guide Update 26-11: Equity Checklist

Effective: 06/02/26

## Summary of Changes

Primary Audience: Underwriting

### HIGHLIGHTS

#### Effective for Mortgage Loans Committed as of June 2, 2026:

- updated requirements in
  - Part I, Chapter 3: Borrower, Guarantor, Key Principals, and Principals, Section 303: Key Principals, Principals, and Guarantors;
  - Part III, Chapter 15: Mezzanine Financing; Preferred Equity, and Structured Common Equity, Section 1502: Preferred Equity and Structured Common Equity;
    - Equity Checklist (Form 6441);
    - Equity Operating Procedures Job Aid; and
    - Multifamily Asset Management Delegated Transaction: Transfer/Assumption (Form 4636.TA); and
- added and revised various Glossary terms for alignment.

### Primary Changes

Renamed and updated the Equity Checklist (Form 6441) to:

- define commonly used equity terms;
- clarify requirements in Part I, Chapter 3, Section 303.01: Generally;
- include examples of Equity structures not subject to Form 6441;
- consolidate underwriting and Pre-Review requirements;
- reduce required Exhibit submissions;
- clarify modifications to the Limitations on Equity Terms;
- expand Permitted Equity Default Triggers, adding



- Anti-Corruption and Know-Your-Customer Policies, and
- Federal Taxation Treatment (opportunity zone, historic tax credits, etc.);
- increase delegation to approve similar Permitted Equity Default Triggers;
- permit Equity Investor rights for a Forced Sale beyond a Permitted Equity Default Trigger for Structured Common Equity transactions; and
- for Structured Common Equity and Preferred Equity, identify the Equity Investor as a Principal with additional due diligence requirements if certain features and Control Takeover rights exist.

Updated Preferred Equity requirements to align with the Equity Checklist (Form 6441) in:

- Part I, Chapter 3: Borrower, Guarantor, Key Principals, and Principals, Section 303: Key Principals, Principals, and Guarantors;
- Part III, Chapter 15: Mezzanine Financing; Preferred Equity and Structured Common Equity, Section 1502: Preferred Equity and Structured Common Equity;
- Multifamily Asset Management Delegated Transaction: Transfer/Assumption (Form 4636.TA); and
- Equity Operating Procedures Job Aid.

Updated the Glossary to:

- include newly defined terms for
  - Control Takeover,
  - Excess Net Cash Flow,
  - Forced Sale,
  - Hard Pay Preferred Equity,
  - Mandatory Pay Preferred Equity,
  - Publicly-Held Entity,
  - Soft Pay Preferred Equity,
  - Structured Common Equity, and
  - Third-Party Financing;
- delete the term Underwritten Net Cash Flow; and
- revise terms for alignment, including



- Effective Gross Income,
- Multifamily Committing and Delivery System,
- Net Cash Flow,
- Net Operating Income,
- Net Rental Income, and
- Preferred Equity.

### Questions

Please contact Kathleen Iskra at (312) 368-6073, or at [kathleen\\_iskra@fanniemae.com](mailto:kathleen_iskra@fanniemae.com), with any questions.