![Fannie Mae logo]

Housing Choice Vouchers: Expanded Housing Choice (EHC) Job Aid

Registration/Commitment/Delivery

Additional Loan Documents

The Borrower executes a Modifications to Multifamily Loan and Security Agreement (Form 6273).

The Key Principal executes a Payment Guaranty (Pricing Incentive Recapture) (Form 6020.PIR).

DUS® Gateway

A Mortgage Loan secured by a Property agreeing to accept HCVs should be registered in DUS Gateway using the **Expanded Housing Choice** Product Tag.

> **A DUS Gateway Product Tagging Video Tutorial** is available under the Help & Training on the DUS Gateway page on multifamily.fanniemae.com.
>
> A minimum of two Loan Options must be submitted – <u>one with the EHC product tag and one without</u>. The pricing differential between the Loan Options is what is captured via the Payment Guaranty (Form 6020.PIR).

Additional Disclosure

Fannie Mae Form 4097.FIXED or Form 4097.ARM must include the following language:

> *The Borrower participates in the Expanded Housing Choice pricing incentive and the Mortgage Loan Documents include a related event of default.*

On the Commitment page under Commitment Information in C&D™:

> **Additional Disclosure?** Yes.
>
> **Additional Disclosure Comments:** Expanded Housing Choice.

C&D

To ensure proper Delivery of the Mortgage Loan, the Special Feature Code (SFC) "793 Expanded Housing Choice" must be entered.

The "Section 8 Occupancy (%)" field under 'Housing Goals Data and Affordability Restrictions' **should not** be filled out.

MSFMS

To ensure proper Delivery of the Mortgage loan, the SFC "793 Expanded Housing Choice" must be entered at the Property level.

The "Section 8 Occupancy (%)" field under 'Housing Goals Data and Affordability Restrictions' **should not** be filled out.

Multifamily Rent Roll Template

The Rent Roll must identify any units currently paying with a Housing Choice Voucher. The data is as follows:

- Field: Subsidy Rent Type
    - Allowable Value: Section 8 Portable Vouchers.

- Field: Subsidy Rent Detailed Amount
    - Value: associated dollar amount of the Voucher subsidy.

The Rent Roll Template Lender Guidance job aid is available on multifamily.fanniemae.com in the Learning Library.