

Multifamily Mortgage Business Lender Letter 22-02

April 22, 2022

To: Multifamily Lenders
From: Deborah Arnold, Associate General Counsel
Subject: Lender Letter 22-02 – Loan Document Update

HIGHLIGHTS

Fannie Mae is announcing updates to the Loan Documents for Manufactured Housing Communities which may be used immediately and must be used for all Mortgage Loans with a confirmed Commitment Date on or after May 23, 2022.

New and Revised Loan Documents

We have updated our Loan Documents for Manufactured Housing Communities (MHC) to include instances where tenant-occupied homes are owned by the Borrower or a Borrower Affiliate. In addition, we have revised our Loan Documents to create forms exclusively for use where an MHC has a non-traditional ownership structure (e.g., non-profit, government-owned, resident-owned) and tenant site lease protections are not required. The Payment Guaranty was also revised to reflect that it is no longer applicable to tenant site lease protections.

Effective Date

The revised Loan Documents may be used immediately and must be used for all Mortgage Loans with a confirmed Commitment Date on or after May 23, 2022.

Contact Us

If you have questions regarding this Lender Letter or the Loan Documents, please contact your Deal Team, or Deborah Arnold at deborah_arnold@fanniemae.com.



EXHIBIT A: MULTIFAMILY MORTGAGE BUSINESS 6000 SERIES FORM LOAN DOCUMENTS

Please refer to the marked copies for complete details. The Loan Documents are available on the [Multifamily Loan Documents](#) page on FannieMae.com. New Form 6102.01.NT and Form 6208.NT are marked to show changes from Form 6102.01 and Form 6208, respectively.

NEW Documents:

6102.01.NT	Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Manufactured Housing Community – Non-Traditional Ownership)	marked copy
6208.NT	Modifications to Multifamily Loan and Security Agreement (Manufactured Housing Community – Non-Traditional Ownership)	marked copy

REVISED Documents:

Loan Document Requirements:

6000	Loan Documentation Requirements	marked copy
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Delivery Documents:

6502	Table of Contents	marked copy
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Core Loan Documents:

6020.PIR	Payment Guaranty (Pricing Incentive Recapture)	marked copy
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Loan Agreement Schedules:

6102.01	Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Manufactured Housing Community)	marked copy
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Loan Agreement Modifications:

6208	Modifications to Multifamily Loan and Security Agreement (Manufactured Housing Community)	marked copy
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Security Instrument Modifications:

6307	Modifications to Security Instrument (Manufactured Housing Community)	marked copy
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Miscellaneous Documents:

6434	Schedule A to UCC Financing Statement (Manufactured Housing Community)	marked copy
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