

# 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 The Payment Guaranty was also revised to reflect that it is no longer applicable to tenant site lease protections.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](mailto: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)	<a href="#">marked copy</a>
6208.NT	Modifications to Multifamily Loan and Security Agreement (Manufactured Housing Community – Non-Traditional Ownership)	<a href="#">marked copy</a>

### **REVISED Documents:**

#### **Loan Document Requirements:**

6000	Loan Documentation Requirements	<a href="#">marked copy</a>
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#### **Delivery Documents:**

6502	Table of Contents	<a href="#">marked copy</a>
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#### **Core Loan Documents:**

6020.PIR	Payment Guaranty (Pricing Incentive Recapture)	<a href="#">marked copy</a>
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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)	<a href="#">marked copy</a>
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#### **Loan Agreement Modifications:**

6208	Modifications to Multifamily Loan and Security Agreement (Manufactured Housing Community)	<a href="#">marked copy</a>
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#### **Security Instrument Modifications:**

6307	Modifications to Security Instrument (Manufactured Housing Community)	<a href="#">marked copy</a>
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#### **Miscellaneous Documents:**

6434	Schedule A to UCC Financing Statement (Manufactured Housing Community)	<a href="#">marked copy</a>
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