**MULTIFAMILY MORTGAGE LOAN DELIVERY PACKAGE**

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**FOLDERS I AND III**

|  |
| --- |
| **FOLDERS I AND III DELIVERY REQUIREMENTS:**   1. For a valid Delivery, Lender must comply with all applicable “Delivery Requirements”, as specified below and in the Form 6502.Folder II:    * Delivery of an “Original” document requires both (a) electronic delivery via DUS DocWay™ of a digitally scanned copy of that original “wet ink” signed document; and (b) delivery via overnight courier of the original physical document containing a manually executed, original “wet-ink” signature.    * Delivery of an “Electronic Copy” requires ONLY the electronic delivery via DUS DocWay of a digitally scanned copy of (a) for any Loan Document, the original “wet ink” signed document, or (b) for all other documents, a PDF or photocopy of such document (whether or not such document requires a signature).    * Delivery of a “Recorded/Filed” document requires (a) at Delivery, an electronic delivery via DUS DocWay of either (i) a true and certified copy of the instrument that was recorded/filed or (ii) a copy of the recorded/filed instrument with stamped recording information or evidence of filing, as applicable, and (b) post Delivery, if the recorded/filed copy was not delivered at Delivery, an electronic delivery via DUS DocWay of a copy recorded/filed instrument with stamped recording information or evidence of filing. Original instruments with stamped recording information should be forwarded via overnight courier to the address below if received.    * Lender must comply with any additional provisions specified in the “Delivery Requirements” column.    * The original of any “wet ink” signed Loan Document for which only an Electronic Copy was required for Delivery to Fannie Mae should be kept in Lender’s Servicing File. 2. All Loan Documents requiring signatures must have manually executed original “wet-ink” signatures, regardless of whether the Delivery Requirement is for an “Original” or an “Electronic Copy”. 3. When delivering the portions of the Multifamily Mortgage Loan Delivery Package requiring an “Original”:    * A physical copy of this Multifamily Mortgage Loan Delivery Package Table of Contents, with all applicable documents checked, must be placed in the front of the package.    * All physical documents must be:      + separated by numbered tabs; and      + submitted either loose, or with binder or paper clips only; no staples or rubber bands are permitted. |
| **ALL FOLDER I DOCUMENTS REQUIRING AN “ORIGINAL” MUST BE DELIVERED TO:**  Fannie Mae (Multifamily)  Certification and Custody  21240 Ridgetop Circle, Suite 125-130  Sterling, VA 20166  **ALL FOLDER I AND FOLDER III DOCUMENTS REQUIRING AN “ELECTRONIC COPY” MUST BE DELIVERED ELECTRONICALLY USING THE FOLLOWING URL:**  [**https://docway.fanniemae.com/D2**](https://docway.fanniemae.com/D2) |

**MULTIFAMILY MORTGAGE LOAN DELIVERY PACKAGE**

**FOLDERS I AND III**

**MORTGAGE LOAN INFORMATION**

|  |  |
| --- | --- |
| **Loan Information** | |
| Fannie Mae Commitment No. |  |
| Pool No. (MBS) |  |
| **Lender Information** | |
| Lender Name |  |
| Lender Address (City, State, Zip) |  |
| Lender Telephone |  |
| Lender Contact Name |  |
| Lender Contact Email |  |
| **Lender Counsel Information** | |
| Counsel Name |  |
| Law Firm Name |  |
| Address (City, State, Zip) |  |
| Telephone |  |
| Email |  |
| For any Loan Document delivery issues, Fannie Mae should contact  (Lender may check either or both boxes):  Lender  Counsel | |
| **Warehouse Lender Information** | |
| Warehouse Lender |  |
| Warehouse Lender Telephone |  |
| Warehouse Lender Email |  |
|  |  |
| **Property Information** | |
| Property Name |  |
| Property Address (City, County, State, Zip) | [LIST ALL ADDRESSES, IF MULTIPLE] |

**MULTIFAMILY MORTGAGE LOAN DELIVERY PACKAGE**

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**FOLDER I**

| **Delivery Package Content (Folder I)** | | | | | | | |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Check if Included** | **Tab** | **Document** | | **Form Number** | | **Delivery Requirement** | |
| **Administrative Documents** | | | | | | | |
|  |  | Multifamily Mortgage Loan Delivery Package Table of Contents | | 6502.Folders I and III | | Deliver copy with Multifamily Mortgage Loan Delivery Package and transmit Electronic Copy via DUS DocWay | |
|  |  | Bailee Letter with all required attachments (if applicable) | |  | | Electronic Copy | |
|  |  | RESERVED | |  | |  | |
|  |  | Mortgage Loan Certificate | | 6505 | | Electronic Copy | |
|  |  | RESERVED | |  | |  | |
| **Loan Documents**  **[A BLACKLINE OF ANY LOAN DOCUMENT (INCLUDING ANY SCHEDULE OR EXHIBIT) THAT IS MODIFIED MUST BE UPLOADED TO DUS GATEWAY, EVIDENCING ALL CHANGES TO THE PUBLISHED FORM].** | | | | | | | |
|  |  | Multifamily Mortgage Loan and Security Agreement with applicable Schedules 1 – 8, Exhibits and any Modifications to Multifamily Mortgage Loan and Security Agreement attached | | 6001 series | | Original | |
|  | * Schedule 1 to Multifamily Loan and Security Agreement - Definitions Schedule | | 6101 series | | Attach to and deliver with 6001 | |
|  | * Schedule 2 to Multifamily Loan and Security Agreement – Summary of Loan Terms (and any applicable Addenda to Schedule 2)   List all Addenda to Schedule 2:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | | 6102 series | | Attach to and deliver with 6001 | |
|  | * Schedule 3 to Multifamily Loan and Security Agreement – Schedule of Interest Rate Type Provisions | | 6103 series | | Attach to and deliver with 6001 | |
|  | * Schedule 4 to Multifamily Loan and Security Agreement – Prepayment Premium Schedule | | 6104 series | | Attach to and deliver with 6001 | |
|  | * Schedule 5 to Multifamily Loan and Security Agreement – Required Replacement Schedule | |  | | Attach to and deliver with 6001 | |
|  | * Schedule 6 to Multifamily Loan and Security Agreement – Required Repair Schedule | |  | | Attach to and deliver with 6001 | |
|  | * Schedule 7 to Multifamily Loan and Security Agreement – Exceptions to Representations and Warranties Schedule | |  | | Attach to and deliver with 6001 | |
|  |  | * Schedule 8 to Multifamily Loan and Security Agreement – Ownership Interests Schedule | |  | | Attach to and deliver with 6001 | |
|  |  | Exhibits and Modifications (if applicable)  List all: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | | 6200 series | | Attach to and deliver with 6001 | |
|  |  | Multifamily Note endorsed to Fannie Mae | | 6010 series | | Original | |
|  |  | Multifamily Security Instrument with all Exhibits and Modifications to Security Instrument attached | | 6025 series | | Recorded/Filed | |
|  |  | Exhibits and Modifications (if applicable)  List all: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | | 6300 series | | Attach to and deliver with 6025 | |
|  |  | Assignment of Security Instrument | |  | | Recorded/Filed | |
|  |  | a. Guaranty of Non-Recourse Obligations (if applicable) | | 6015 | | Original | |
|  | b. Guaranty (Payment) (if applicable) | | 6020 | | Original | |
|  |  | c. Limited Payment Guaranty (if applicable) | | 6020.LPG | | Original | |
|  |  | Environmental Indemnity Agreement with all Exhibits attached | | 6085 | | Original | |
|  |  | Opinion of Borrower’s Counsel on Origination of Mortgage Loan [With Enforceability Opinion] | | 6401 | | Electronic Copy | |
|  |  | UCC Financing Statements (UCC-1s) and Assignments of UCC Financing Statements (UCC-3s) (or UCC-1s with UCC-1Ad Addendum) – with Schedule A to UCC Financing Statement | | 6421 | | Recorded/Filed of filed UCC-1s and UCC-3s (or UCC-1s with UCC-1Ad Addendum) | |
|  |  | Assignment of Collateral Agreements and Other Loan Documents | | 6402 | | Electronic Copy | |
|  |  | Assignment of Management Agreement (if applicable) | | 6405 series | | Electronic Copy | |
|  |  | Collateral Agreements (if applicable) | |  | | Original | |
|  |  | Subordinate Financing | |  | |  | |
|  | a. Subordination Agreement (Conventional) (if applicable) | | 6414 | | Recorded/Filed | |
|  | b. Subordination Agreement (Affordable) (if applicable) | | 6456 | | Recorded/Filed | |
|  | c. Subordinate Note (if applicable) | |  | | Electronic Copy | |
|  |  | a. Beneficial Interest in Land Trust (if applicable) | |  | | Original | |
|  | b. Assignment of Beneficial Interest in Land Trust (if applicable) | |  | | Original, including acceptance/acknowledgement by the Land Trustee | |
|  |  | Maximum Loans | |  | |  | |
|  | a. Achievement Agreement (if applicable) | | 6455 | | Original | |
|  | b. Letter of Credit (with form of Sight Draft) (if applicable) | | 4663 | | Original | |
|  | c. Letter of Credit Delivery Certification form (if applicable) | | 4664 | | Electronic Copy | |
|  | d. Legal Opinion of Letter of Credit Issuer’s Counsel (if applicable) | | 4653 | | Electronic Copy | |
|  | e. Confirming Letter of Credit (if applicable) | |  | | Original | |
|  |  | Closing Statement (for Small Loans) | |  | | Electronic Copy | |
|  |  | Other: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | |  | | Original | |
| **Property Specific Documents** | | | | | | | |
|  |  | Title Insurance Policy (with all endorsements) | |  | | Electronic Copy of issued Policy and endorsements dated with all recording information complete (provided, if necessary, an updated Schedule A or an endorsement with recording information may be electronically delivered post-Delivery) | |
|  |  | a. Subordination, Non-Disturbance and Attornment Agreement (if applicable) | | 6415 | | Recorded/Filed | |
|  | b. Tenant Estoppel Certificate (if applicable) | | 6413 | | Electronic Copy | |
|  | c. Ground Lessor Estoppel Certificate (if applicable) | | 6495 | | Electronic Copy | |
|  | d. Fractured/Commercial Condominium Estoppel Certificate (if applicable) (attached as Schedule 1 to Modification to Multifamily Loan and Security Agreement – Fractured/Commercial Condominium Provisions) | | 6258 | | Electronic Copy | |
|  | e. Subordination Agreement (Commercial Lease – Affiliated Tenant) | | 6415.Affiliate | | Electronic Copy | |
|  | f. Subordination, Non-Disturbance and Attornment Agreement | | 6643 | | Electronic Copy | |
|  | g. Subordination and Attornment Agreement (Commercial Lease – Affiliated Tenant) | | 6643.Affiliate | | Electronic Copy | |
|  |  | Management Agreement (if applicable) | |  | | Electronic Copy | |
|  |  | Compliance Agreements (if applicable) | |  | |  | |
|  | a. Compliance Agreement for Asbestos Operations and Maintenance Plan | | 6420.Asbestos | | Electronic Copy | |
|  | b. Compliance Agreement for Lead-Based Paint Operations and Maintenance Plan | | 6420.Lead-Based Paint | | Electronic Copy | |
|  | c. Compliance Agreement for Mold Operations and Maintenance Plan | | 6420.Mold | | Electronic Copy | |
|  | d. Compliance Agreement for Radon Operations and Maintenance Plan | | 6420.Radon | | Electronic Copy | |
|  | Operations and Maintenance Plan(s) (if applicable) | |  | |  | |
|  | List all: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | |  | | Electronic Copy | |
|  |  | Other: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | |  | | Original | |
|  |  | Other: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | |  | | Original | |
| **ASSET CLASSES, SPECIAL PRODUCT FEATURES AND EXECUTION TYPES** | | | | | | | |
| **Check if Included** | **Tab** | **Document** | | **Form Number** | | **Delivery Requirement** | |
| **1031 Exchange** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (1031 Exchange) | | 6244 | | Attach to and deliver with 6001 | |
|  | **35** | Assumption and Release Agreement and Ratification of Loan Obligations (upon completion of the exchange) | | 6634 | | Recorded/Filed | |
|  | **39** | Subordination, Assignment and Security Agreement (Master Lease) [for use with 1031 exchange transactions where a master lease is in place] | | 6446.ML | | Recorded/Filed | |
| **Adjustable Rate Mortgage (ARM) Loans – Structured ARM (SARM) Loans** | | | | | | | |
|  | **13** | UCC Financing Statements (UCC-1s) and Assignments of UCC Financing Statements (UCC-3s) (or UCC-1s with UCC-1Ad Addendum) – with Schedule A to UCC Financing Statement (Rate Cap (SARM)) | | 6443 | | Recorded/Filed copies of filed UCC-1s and UCC-3s (or UCC-1s with UCC-1Ad Addendum) | |
|  | **16** | Interest Rate Cap Reserve and Security Agreement (Cap Escrow Required) or Interest Rate Cap Reserve and Security Agreement (Full Term Cap) or Interest Rate Cap Reserve and Security Agreement (Bond Credit Enhancement)  **OR**  Interest Rate Cap Reserve and Security Agreement (Cap Escrow Required – Co-Tenants – Single Cap Purchaser) or Interest Rate Cap Reserve and Security Agreement (Full Term Cap – Co-Tenants – Single Cap Purchaser) | | 6442.CER or 6442.FTC or 6442.BCE  **OR**  6442.CER.TIC  or 6442.FTC. TIC | | Original | |
|  | **16** | Rate Cap Agreement | |  | | Electronic Copy | |
|  | **16** | Opinion of Counsel to Issuer of Rate Cap Agreement (if required) | | 6444 | | Electronic Copy | |
| **Affordable Housing** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Agreement Restricting Rent, Income, or Both)  **OR**  Modifications to Multifamily Loan and Security Agreement (Agreement Restricting Rent, Income, or Both) (M.TEB) | | 6253  6253.M. TEB | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Agreement Restricting Rent, Income, or Both) (including copies of all Regulatory Agreements and Recorded Use Restrictions) | | 6102.23 | | Attach to and deliver with 6001 | |
|  |  | For use when affordability is sponsor-initiated: | |  | |  | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Sponsor-Initiated Affordability Restrictions) | | 6271 | | Attach to and deliver with 6001 | |
|  | **40** | Sponsor-Initiated Affordability Agreement | | 6490 | | Recorded/Filed | |
| **ARM Loan/SARM Loan Conversion** | | | | | | | |
|  | **6** | Amendment to Multifamily Loan and Security Agreement (Conversion to Fixed Rate) [For 6000 Series Documents]  **OR**  Amended and Restated Note [For 4000 Series Documents] | | 6614 **OR**  4000 Series Note | | Original | |
|  | **12** | Opinion(s) of Borrower’s Counsel on Origination of Mortgage Loan [With Enforceability Opinion] | | 6401 | | Electronic Copy | |
|  | **22** | Date down endorsement or Title Insurance Policy (with all endorsements) | |  | | Electronic Copy of issued endorsement (or Policy and all endorsements) dated as of the conversion closing date with any recording information complete (provided, if necessary and applicable, an endorsement with recording information may be delivered electronically post-Delivery) | |
|  | **8** | Amendment to Security Instrument (if applicable) | |  | | Recorded/Filed | |
| **Condominiums** | | | | | | | |
|  |  | For use when Borrower owns all units in a condominium: | |  | |  | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Condominium Provisions) | | 6202 | | Attach to and deliver with 6001 | |
|  | **8** | Modifications to Security Instrument (Condominium Subordination) | | 6304 | | Attach to and deliver with 6025 | |
|  |  | For use when Borrower does not own the entire condominium: | |  | |  | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Fractured/Commercial Condominium Provisions) | | 6258 | | Attach to and deliver with 6001 | |
| **Cooperative Properties** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Cooperative Property) | | 6210 | | Attach to and deliver with 6001 | |
|  | **8** | Modifications to Security Instrument (Cooperative Property) | | 6312 | | Attach to and deliver with 6025 | |
| **Co-Borrower** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Co-Borrowers) | | 6274 | | Attach to and deliver with 6001 | |
|  | **8** | Modifications to Security Instrument (Co-Borrowers) | | 6322 | | Attach to and deliver with 6025 | |
| **Co-Tenant (TICs)** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Co-Tenants) | | 6102.17 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Co-Tenants) | | 6232 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Co-Tenants – Single Cap Purchaser) | | 6232.Single Cap Purchaser | | Attach to and deliver with 6001 | |
| **Cross Default and Cross-Collateralization** | | | | | | | |
|  |  | For Mortgage Loans that are cross-defaulted and cross-collateralized and a single Note evidences the Mortgage Loan secured by Security Instruments on two (2) or more Mortgaged Properties: | |  | |  | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Cross-Collateralization: Single Note) | | 6204 | | Attach to and deliver with 6001 | |
|  | **8** | Modifications to Security Instrument (Cross-Collateralization: Single Note) | | 6306 | | Attach to and deliver with 6025 | |
|  |  | For Mortgage Loans that are cross-defaulted and cross-collateralized and are evidenced by separate Notes: | |  | |  | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Cross-Default and Cross-Collateralization: Multi-Note) | | 6203 | | Attach to and deliver with 6001 | |
|  | **8** | Modifications to Security Instrument (Cross-Default and Cross-Collateralization: Multi-Note) | | 6305 | | Attach to and deliver with 6025 | |
| **Defeasance** | | | | | | | |
|  | **6** | Schedule 4 to Multifamily Loan and Security Agreement - Prepayment Premium Schedule (Original Defeasance) | | 6104.12 | | Attach to and deliver with 6001 | |
|  | **6** | Schedule 4 to Multifamily Loan and Security Agreement - Prepayment Premium Schedule (Alternative Defeasance) | | 6104.13 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Defeasance) | | 6207 | | Attach to and deliver with 6001 | |
|  | **30** | For 4000 Series Loan Documents: | |  | |  | |
|  | a. Defeasance Assignment and Assumption Agreement (delivered upon defeasance) | | 4528 | | Original | |
|  | b. Defeasance Pledge Agreement (delivered upon defeasance) | | 4529 | | Original | |
|  | c. Opinion of Borrower’s Counsel on Defeasance of Mortgage Loan (delivered upon defeasance) | | 4550.DEF | | Electronic Copy | |
|  | For 6000 Series Loan Documents: | |  | |  | |
|  | a. Defeasance Assignment and Assumption Agreement (delivered upon defeasance) | | 6616 | | Original | |
|  | b. Defeasance Pledge Agreement (delivered upon defeasance) | | 6617 | | Original | |
|  | c. Opinion of Borrower’s Counsel on Defeasance of Mortgage Loan [with Enforceability Opinion] (delivered upon defeasance) | | 6618 | | Electronic Copy | |
| **Delaware Statutory Trust** | | | | | | | |
|  | **6** | Multifamily Loan and Security Agreement (Non-Recourse) (Delaware Statutory Trust) with applicable Schedules 1 – 9, Exhibits and all Modifications to Multifamily Mortgage Loan and Security Agreement attached | | 6001.NR. DST | | Original | |
|  | **8** | Modifications to Security Instrument (Delaware Statutory Trust) | | 6317.DST | | Attach to and deliver with 6025 | |
|  | **13** | UCC Financing Statements (UCC-1s) and Assignments of UCC Financing Statements (UCC-3s) (or UCC-1s with UCC-1Ad Addendum) – with Schedule A to UCC Financing Statement (Borrower) (Delaware Statutory Trust) | | 6449.DST. Borrower | | Recorded/Filed copies of filed UCC-1s and UCC-3s (or UCC-1s with UCC-1Ad Addendum) | |
|  | **13** | UCC Financing Statements (UCC-1s) and Assignments of UCC Financing Statements (UCC-3s) (or UCC-1s with UCC-1Ad Addendum) – with Schedule A to UCC Financing Statement (Master Tenant) (Delaware Statutory Trust) | | 6449.DST. Master Tenant | | Recorded/Filed copies of filed UCC-1s and UCC-3s (or UCC-1s with UCC-1Ad Addendum) | |
|  | **15** | Assignment of Management Agreement (Delaware Statutory Trust) | | 6405.DST | | Electronic Copy | |
|  | **39** | Master Lessee Estoppel Certificate | | 6469.DST | | Electronic Copy | |
|  | **39** | Subordination Agreement (Delaware Statutory Trust Master Lease) | | 6493.DST | | Recorded/Filed | |
|  | **39** | Property Level Assignment of Leases and Rents (Delaware Statutory Trust) | | 6494.DST | | Recorded/Filed | |
|  | **12** | Opinion of Borrower’s Counsel on Origination of Delaware Statutory Trust Mortgage Loan With Enforceability Opinion | | 6401.DST | | Electronic Copy | |
| **ERISA** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Employee Benefit Plan – ERISA or Governmental Plans) | | 6235 | | Attach to and deliver with 6001 | |
| **Expanded Housing Choice** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Expanded Housing Choice) | | 6273 | | Attach to and deliver with 6001 | |
| **FHA Risk Sharing Mortgage Loans** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement - Addenda to Schedule 2 (FHA Risk Sharing Loans) | | 6102.14 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (FHA Risk Sharing Mortgage Loans) | | 6205 | | Attach to and deliver with 6001 | |
|  | **8** | Modifications to Security Instrument (FHA Risk Sharing Mortgage Loans) | | 6316 | | Attach to and deliver with 6025 | |
|  | **31** | a. Borrower’s Certificate (Multifamily Affordable Housing/FHA Risk Sharing Loans) | | 6410 | | Original | |
|  | b. FHA Risk Sharing Request Data Sheet | | 4674 | | Electronic Copy | |
|  | c. Evidence of Subsidy Layering Review (if applicable) | |  | | Electronic Copy | |
|  | **32** | Addendum to Risk Sharing Agreement | | 4673 | | 2 Originals | |
| **Foreign Entity** | | | | | | | |
|  | **36** | Agreement to Submit to United States Jurisdiction | | 6476 | | Original | |
|  | **12** | Opinion Regarding Enforcement in Foreign Jurisdiction (if required) | |  | | Electronic Copy | |
| **Green Mortgage Loans** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Green Rewards Mortgage Loan) | | 6241 | | Attach to and deliver with 6001 (Note: attach Addendum to Schedule 6 to the Required Repair Schedule and deliver with Tab 6) | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Green Rewards/Solar Mortgage Loan) | | 6264 | | Attach to and deliver with 6001 (Note: attach Addendum to Schedule 6 to the Required Repair Schedule and deliver with Tab 6) | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Green Building Certification) | | 6267 | | Attach to and deliver with 6001 | |
| **Ground Leases** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Ground Lease Defaults) | | 6206 | | Attach to and deliver with 6001 | |
|  | **8** | Modifications to Security Instrument (Ground Lease Provisions) | | 6308 | | Attach to and deliver with 6025 | |
|  | **8** | Modifications to Security Instrument Joinder and Consent of Ground Lessor – Unaffiliated Ground Lessor) | | 6308.ALT | | Attach to and deliver with 6025 | |
|  | **13** | UCC Financing Statements (UCC-1s) and Assignments of UCC Financing Statements (UCC-3s) (or UCC-1s with UCC-1Ad Addendum) – with Schedule A to UCC Financing Statement (Ground Lessor) | | 6449.Ground Lessor | | Recorded/Filed copies of filed UCC-1s and UCC-3s (or UCC-1s with UCC-1Ad Addendum) | |
|  | **23** | Ground Lessor Estoppel Certificate | | 6495 | | Electronic Copy | |
|  | **23** | Ground Lease Recognition and Attornment Agreement | | 6426 | | Recorded/Filed | |
| **HAP Contracts** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Section 8 HAP Contract) | | 6102.02 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Section 8 HAP Contract) | | 6216 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Restabilization Reserve) | | 6102.18 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Restabilization Reserve) | | 6233 | | Attach to and deliver with 6001 | |
|  | **33** | HAP Contract | |  | | Electronic Copy | |
|  | **33** | Assignment of Housing Assistance Payments Contract | | 6403 | | Electronic Copy | |
|  | **33** | Assignment of Housing Assistance Payments Contract (Credit Enhancements) | | 6404 | | Electronic Copy | |
|  | **33** | Consent to Assignment of HAP Contract to FNMA as Security for FNMA Credit Enhancement | | 6411 | | Electronic Copy | |
|  | **33** | Consent to Assignment of HAP Contract as Security for FNMA Financing | | 6412 | | Electronic Copy | |
|  | **33** | Section 8 Housing Assistance Payments (HAP) Contract Review Sheet and Certification | | 6422 | | Electronic Copy | |
| **Healthy Housing RewardsTM** | | | | | | | |
|  |  | For use when there are Enhanced Resident ServicesTM at the Mortgaged Property | |  | |  | |
|  | **6** | a. Modifications to Multifamily Loan and Security Agreement (Healthy Housing RewardsTM – Enhanced Resident ServicesTM) | | 6263 | | Attach to and deliver with 6001 | |
|  |  | For use when Healthy Housing RewardsTM design elements are, or will be, incorporated at the Mortgaged Property | |  | |  | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Healthy Housing RewardsTM – Healthy Design) | | 6265 | | Attach to and deliver with 6001 | |
| **Insurance Premiums – Financing** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Financing of Insurance Premiums) | | 6272 | | Attach to and deliver with 6001 | |
| **King County, Washington Properties** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (King County, WA) | | 6266 | | Attach to and deliver with 6001 | |
| **Legal Non-Conforming Status** | | | | | | |
|  | **6** | a. Modifications to Multifamily Loan and Security Agreement (Legal Non-Conforming Status) | 6275 | | Attach to and deliver with 6001 | |
|  |  | b. Limited Payment Guaranty | 6020.LPG | | Original | |
| **Manufactured Housing Mortgage Loans** | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Manufactured Housing Community) **OR**  Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Manufactured Housing Community - Non-Traditional Ownership) | 6102.01 **OR** 6102.01.NT | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Manufactured Housing Community) **OR**  Modifications to Multifamily Loan and Security Agreement (Manufactured Housing Community - Non-Traditional Ownership) | 6208 **OR** 6208.NT | | Attach to and deliver with 6001 | |
|  | **8** | Modifications to Security Instrument (Manufactured Housing Community) | 6307 | | Attach to and deliver with 6025 | |
|  | **12** | Opinion of Borrower’s Counsel on Origination of Manufactured Housing Community Mortgage Loan [with Enforceability Opinion] | 6401.MHC | | Electronic Copy | |
|  | **13** | UCC Financing Statements (UCC-1s) and Assignments of UCC Financing Statements (UCC-3s) (or UCC-1s with UCC-1Ad Addendum) – with Schedule A to UCC Financing Statement (Manufactured Housing) | 6434 | | Recorded/Filed copies of filed UCC-1s and UCC-3s (or UCC-1s with UCC-1Ad Addendum) | |
|  | **14** | Manufactured Home Certificate of Title(s) or: |  | | Electronic Copy | |
|  | Notice of Recorded Lien |  | | Electronic Copy | |
|  | **14** | Assignment of Lien – Manufactured Home |  | | Original | |
|  | **16** | Seasonal Working Capital Reserve Fund and Security Agreement (Manufactured Housing Community) (if applicable) | 6433 | | Original | |
| **Master Lease** | | | | | | | |
|  | **6** | Multifamily Loan and Security Agreement (Non-Recourse) (Master Lease) with applicable Schedules 1 – 9, Exhibits and all Modifications to Multifamily Mortgage Loan and Security Agreement attached | | 6001.NR. ML | | Original | |
|  | **8** | Modifications to Security Instrument (Master Lease) | | 6317.ML | | Attach to and deliver with 6025 | |
|  | **13** | UCC Financing Statements (UCC-1s) and Assignments of UCC Financing Statements (UCC-3s) (or UCC-1s with UCC-1Ad Addendum) – with Schedule A to UCC Financing Statement (Borrower) (Master Lease) | | 6449.ML. Borrower | | Recorded/Filed copies of filed UCC-1s and UCC-3s (or UCC-1s with UCC-1Ad Addendum) | |
|  | **13** | UCC Financing Statements (UCC-1s) and Assignments of UCC Financing Statements (UCC-3s) (or UCC-1s with UCC-1Ad Addendum) – with Schedule A to UCC Financing Statement (Master Tenant) (Master Lease) | | 6449.ML. Master Tenant | | Recorded/Filed copies of filed UCC-1s and UCC-3s (or UCC-1s with UCC-1Ad Addendum) | |
|  | **15** | Assignment of Management Agreement (Master Lease) (if applicable) | | 6405.ML | | Electronic Copy | |
|  | **15** | Assignment of Management Agreement (Master Lease - Alternate) (if applicable) | | 6405.ML.ALT | | Electronic Copy | |
|  | **39** | Tenant/Landlord Subordination and Assignment Agreement (Master Lease) | | 6468.ML | | Recorded/Filed | |
|  | **39** | Master Lessee Estoppel Certificate | | 6469.ML | | Electronic Copy | |
|  | **39** | Subordination, Assignment and Security Agreement (Master Lease) | | 6446.ML | | Recorded/Filed | |
| **Mezzanine Loan Financing** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Mezzanine Financing) | | 6102.10 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Mezzanine Financing) | | 6209 | | Attach to and deliver with 6001 | |
|  | **10** | Completion Guaranty (Mezzanine) (if applicable) | | 6437 | | Original | |
|  | **34** | a. Mezzanine Lender Certification (Mezz) | | 6439 | | Electronic Copy | |
|  | b. Intercreditor Agreement (for DLA Mezz only) (if applicable) | | 6440 | | Original | |
|  | c. Cash Management and Security Agreement (if applicable) | |  | | Original | |
|  | d. Deposit Account Control Agreement (if applicable) | |  | | Original | |
| **New York CEMA Loans** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (New York Gap Note Modifications) | | 6234 | | Attach to and deliver with 6001 (Note: Lender must retain original Gap Note, all backup Notes and Gap Mortgage in Servicing File) | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (New York Gap Note Modifications) | | 6102.19 series | | Attach to and deliver with 6001 | |
|  | **8** | Multifamily Security Instrument (New York Mortgage) | | 6025.NY | | Recorded/Filed | |
|  | **8** | Consolidation, Extension and Modification Agreement (including Multifamily Security Instrument (New York Mortgage)) | | 6025.NY.CEMA | | Recorded/Filed | |
| **Oil, Gas, and Mineral Rights** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Oil, Gas, and Mineral Rights) | | 6262 | | Attach to and deliver with 6001 | |
| **Partial Release Properties** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Partial Release of Mortgaged Property) | | 6257 | | Attach to and deliver with 6001 | |
| **Phased Properties** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Phased Properties – Future Cross) | | 6247 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Phased Properties – Full Cross) | | 6248 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Phased Properties – One Way Cross) | | 6249 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Phased Properties – First and Last Right) | | 6250 | | Attach to and deliver with 6001 | |
|  | **8** | Modifications to Security Instrument (Phased Properties – Full Cross) | | 6319 | | Attach to and deliver with 6025 | |
| **Preferred Equity** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Preferred Equity Terms) (if applicable) | | 6102.28 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Preferred Equity Terms) (if applicable) | | 6283 | | Attach to and deliver with 6001 | |
| **Radon Testing and Remediation** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Radon Testing and Remediation) | | 6277 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Radon Testing and Remediation) | | 6102.27 | | Attach to and deliver with 6001 | |
| **Refinance Mortgage Loan** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (First Lien – Permitted Subordinate Debt with Cross Default) | | 6212 | | Attach to and deliver with 6001 | |
|  | **8** | Modifications to Security Instrument (First Lien – Permitted Subordinate Debt with Cross Default) | | 6314 | | Attach to and deliver with 6025 | |
| **Rehabilitation Reserves** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Rehabilitation Reserve) | | 6102.13 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Rehabilitation Reserve) | | 6222 | | Attach to and deliver with 6001 | |
|  | **10** | Completion Guaranty **OR** Completion Guaranty [4000 Series Post-Closing] **OR** Completion Guaranty [6000 Series Post-Closing] | | 6018 **OR**  6632 **OR**  6633 | | Original | |
|  | **37** | Omnibus Assignment of Contract, Plans, Permits, and Approvals | | 6472 | | Electronic Copy | |
|  | **38** | Agreement and Assignment Regarding General Contractor’s Contract | | 6473 | | Electronic Copy | |
| **Replacement Reserve Deposits** | | | | | | | |
|  |  | For Replacement Reserve Deposits Partially or Fully Waived: | |  | |  | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Replacement Reserve Deposits – Deposits Partially or Fully Waived) | | 6102.04 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Replacement Reserve – Deposits Partially or Fully Waived) | | 6220 | | Attach to and deliver with 6001 | |
|  |  | For Alternate Funding of Replacement Reserve Deposits (at origination): | |  | |  | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Replacement Reserve – Alternate Funding) | | 6102.05 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Replacement Reserve – Alternate Funding) | | 6221 | | Attach to and deliver with 6001 | |
|  |  | For Alternate Funding of Replacement Reserve Deposits (post-origination): | |  | |  | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Replacement Reserve – Alternate Funding) | | 6102.05 | | Attach to and deliver with 6001 | |
|  | **6** | Amendment to Multifamily Loan and Security Agreement (Replacement Reserve – Alternate Funding) | | 6613 | | Original | |
| **Seniors Housing (SH)** | | | | | | | |
|  | **6** | Multifamily Loan and Security Agreement (Non-Recourse) (Seniors Housing) with applicable Schedules 1 – 8, Exhibits and all Modifications to Multifamily Mortgage Loan and Security Agreement attached | | 6001.NR.SRS | | Original | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Seniors Housing – Entrance Fees) | | 6224.SRS | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Entrance Fees) | | 6102.15.SRS | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Seniors Housing – Skilled Nursing) | | 6230.SRS.SN | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Seniors Housing – Skilled Nursing) | | 6102.16.SRS.SN | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Seniors Housing – Medicaid Transition Reserve) **OR**  Modifications to Multifamily Loan and Security Agreement (Seniors Housing – Government Receivables Transition Reserve) (Skilled Nursing) | | 6237.SRS  **OR**  6237.SRS.SN | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Medicaid Transition Reserve) **OR**  Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Government Receivables Transition Reserve) (Skilled Nursing) | | 6102.21.SRS  **OR**  6102.21.SRS.SN | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Post-Closing Licensing Transfer) | | 6239.SRS | | Attach to and deliver with 6001 | |
|  | **8** | Modification to Security Instrument (Seniors Housing) (for Unaffiliated Property Operator) **OR**  Modification to Security Instrument (Seniors Housing) (Affiliated Property Operator) **OR**  Modification to Security Instrument (Seniors Housing – Skilled Nursing) (for Unaffiliated Property Operator) **OR**  Modification to Security Instrument (Seniors Housing – Skilled Nursing) (Affiliated Property Operator) | | 6310.SRS  **OR**  6310.SRS.AFF  **OR**  6310.SRS.SN  **OR**  6310.SRS.SN.AFF | | Attach to and deliver with 6025 | |
|  | **12** | Opinion of [Property Operator’s][ Borrower’s] Counsel on Origination of Mortgage Loan (Seniors Housing) | | 6450.SRS | | Photocopy | |
|  | **13** | UCC Financing Statements (UCC-1s) and Assignments of UCC Financing Statements (UCC-3s) (or UCC-1s with UCC-1Ad Addendum) – with Schedule A to UCC Financing Statement (Borrower) (Seniors Housing) | | 6449.SRS. Borrower | | Recorded/Filed copies of filed UCC-1s and UCC-3s (or UCC-1s with UCC-1Ad Addendum) | |
|  | **13** | UCC Financing Statements (UCC-1s) and Assignments of UCC Financing Statements (UCC-3s) (or UCC-1s with UCC-1Ad Addendum) – with Schedule A to UCC Financing Statement (Property Operator) (Seniors Housing) | | 6449.SRS. Operator | | Recorded/Filed copies of filed UCC-1s and UCC-3s (or UCC-1s with UCC-1Ad Addendum) | |
|  | **39** | Operating Lease Estoppel Certificate (Seniors Housing) | | 6470.SRS | | Electronic Copy | |
|  | **16** | Government Receivables Collection Account Agreement (Seniors Housing) **OR**  Government Receivables Collection Account Agreement (Seniors Housing – Skilled Nursing) | | 6471.SRS  **OR**  6471.SRS.SN | | Original | |
|  | **16** | Government Receivables Depositary Agreement (Seniors Housing) **OR**  Government Receivables Depositary Agreement (Seniors Housing – Skilled Nursing) | | 6447.SRS  **OR**  6447.SRS.SN | | Original | |
|  | **16** | Amendment to Multifamily Loan and Security Agreement (Medicaid Transition Reserve) **OR**  Amendment to Multifamily Loan and Security Agreement (Government Receivables Transition Reserve) (Skilled Nursing)  [For use with 6000 Series Documents] | | 6630.SRS  **OR**  6630.SRS.SN | | Original | |
|  | **16** | Amendment to Multifamily Loan and Security Agreement (Post-Closing License Transfer) [For use with 6000 Series Documents] | | 6631.SRS | | Original | |
|  | **39** | Subordination, Non-Disturbance and Attornment Agreement and Assignment of Leases and Rents (Operating Lease) (Unaffiliated Master Lessee) | | 6483.SRS | | Recorded/Filed | |
|  | **15** | Assignment of Management Agreement (Seniors Housing – Unaffiliated Property Manager) | | 6484.SRS | | Electronic Copy | |
|  | **16** | Collateral Assignment of Contracts (Seniors Housing) | | 6485.SRS | | Electronic Copy | |
|  | **16** | Collateral Assignment of Licenses (Seniors Housing) | | 6486.SRS | | Electronic Copy | |
| **Shared Use Properties** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Shared Use of Essential Elements) | | 6276 | | Attach to and deliver with 6001 | |
|  | **8** | Modifications to Security Instrument (Joinder and Consent (Affiliate-Owned Common Elements)) | | 6324 | | Attach to and deliver with 6025 | |
| **Single Asset Entity Waiver** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Single Asset Entity Waiver – Additional Assets Permitted) | | 6217 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Single Asset Entity Waiver) | | 6218 | | Attach to and deliver with 6001 | |
| **Small Mortgage Loans** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Quarterly Income and Expense Statement and Rent Roll - Exemption) | | 6214 | | Attach to and deliver with 6001 | |
| **Solar Photovoltaic – Existing System (Non-Green Rewards Mortgage Loan)** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Mortgage Loan with Installed Solar Photovoltaic System) | | 6270 | | Attach to and deliver with 6001 | |
| **Sponsor-Dedicated Workforce Housing** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Sponsor-Dedicated Workforce Housing) | | 6271.SDW | | Attach to and deliver with 6001 | |
|  | **8** | Modifications to Security Instrument (Sponsor-Dedicated Workforce Housing) | | 6325 | | Attach to and deliver with 6025 | |
| **Supplemental Mortgage Loans** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Supplemental Lien – Senior Loan Terms) | | 6102.09 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Supplemental Lien – Senior Loan Terms) | | 6211 | | Attach to and deliver with 6001 | |
|  | **8** | Modifications to Security Instrument (Supplemental Lien – Senior Loan Terms) | | 6313 | | Attach to and deliver with 6025 | |
| **Tax Abatement or Tax Exemptions** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Tax Abatement or Exemption) | | 6251 | | Attach to and deliver with 6001 | |
| **Tax Credit Properties** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Tax Credit Properties) **OR** Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Tax Credit Properties – No Equity Investor) | | 6102.03  **OR**  6102.03.ALT | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Tax Credit Properties) **OR** Modifications to Multifamily Loan and Security Agreement (Tax Credit Properties – No Equity Investor) | | 6219  **OR**  6219.ALT | | Attach to and deliver with 6001 | |
|  | **8** | Modifications to Security Instrument (Tax Credit Properties) | | 6315 | | Attach to and deliver with 6025 | |
| **Tax-Exempt Bond Financing – Previous or Current** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Bond Redemption and Bond Regulatory Agreement) (if applicable) (Note: 6238 and 6253/6253.M.TEB may be combined as appropriate) | | 6238 | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Bond Regulatory Agreement) (if applicable) | | 6102.22 | | Attach to and deliver with 6001 | |
|  | **8** | Modifications to Security Instrument (Bond Regulatory Agreement) (if applicable) | | 6318 | | Attach to and deliver with 6025 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Agreement Restricting Rent, Income, or Both) (if applicable)  **OR**  Modifications to Multifamily Loan and Security Agreement (Agreement Restricting Rent, Income, or Both) (M.TEB) (if applicable) | | 6253  6253.M. TEB | | Attach to and deliver with 6001 | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement – Addenda to Schedule 2 – Summary of Loan Terms (Agreement Restricting Rent, Income, or Both) (if applicable) | | 6102.23 | | Attach to and deliver with 6001 | |
| **Tax Increment Financing (TIF)** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Tax Increment Financing) | | 6251.TIF | | Attach to and deliver with 6001 | |
|  | **16** | Collateral Assignment of [Tax Increment Note] and [Redevelopment Agreement] | | 6418 | | Recorded/Filed | |
|  | **16** | Consent to Collateral Assignment of [Tax Increment Note] and [Redevelopment Agreement] (attached to Form 6418 Collateral Assignment of [Tax Increment Note] and [Redevelopment Agreement]) | | 6418 | | Electronic Copy | |
| **Waiver of Imposition Deposits** | | | | | | | |
|  | **6** | Modifications to Multifamily Loan and Security Agreement (Waiver of Imposition Deposits) | | 6228 | | Attach to and deliver with 6001 | |
| **CREDIT ENHANCEMENT MORTGAGE LOANS** | | | | | | | |
|  |  | Lender’s Certificate required by the Bond Purchase Agreement | |  | | Electronic Copy [to be forwarded post-closing] | |
|  |  | Fannie Mae Disclosure Certificate required by the Bond Purchase Agreement | |  | | Electronic Copy [to be forwarded post-closing] | |
|  |  | Bond Trust Indenture | |  | | Electronic Copy [to be forwarded post-closing] | |
|  |  | Financing Agreement | |  | | Electronic Copy [to be forwarded post-closing] | |
|  |  | Official Statement | |  | | Electronic Copy [to be forwarded post-closing] | |
|  |  | Bond Regulatory Agreement | |  | | Electronic Copy [to be forwarded post-closing] | |
|  |  | Affordable Regulatory Agreement | |  | | Electronic Copy [to be forwarded post-closing] | |
|  |  | Lender’s Certificate required by the Bond Purchase Agreement (for Credit Enhancement Instrument transactions only) | |  | | Electronic Copy [to be forwarded post-closing] | |
|  |  | Assignment and Intercreditor Agreement (for Credit Enhancement Instrument transactions only) | |  | | Electronic Copy [to be forwarded post-closing] | |
|  |  | Reimbursement Agreement (for Credit Enhancement Instrument transactions only) | |  | | Electronic Copy [to be forwarded post-closing] | |
|  |  | Credit Enhancement Instrument (for Credit Enhancement Instrument transactions only) | |  | | Electronic Copy [to be forwarded post-closing] | |
|  |  | Bond Note (for Credit Enhancement Instrument transactions only) | |  | | Electronic Copy [to be forwarded post-closing] | |
|  |  | Fannie Mae legal opinion (for Credit Enhancement Instrument transactions only) | |  | | Electronic Copy [to be forwarded post-closing] | |

**MULTIFAMILY MORTGAGE LOAN DELIVERY PACKAGE**

**TABLE OF CONTENTS**

**MEZZANINE LOANS**

**FOLDER III**

|  |
| --- |
| **ALL DELIVERY DOCUMENTS IN FOLDER III MUST BE DELIVERED ELECTRONICALLY USING THE FOLLOWING URL:**  [**https://docway.fanniemae.com/D2**](https://docway.fanniemae.com/D2)**:** |

| **Delivery Package Content (Folder III)** | | | | |
| --- | --- | --- | --- | --- |
| **Check if Included** | **Tab** | **Document** | **Delivery Requirement** |
|  |  | Mezzanine Loan Agreement | Electronic Copy |
|  |  | Mezzanine Promissory Note | Electronic Copy |
|  |  | Mezzanine Exceptions to Non-Recourse Guaranty | Electronic Copy |
|  |  | a. Pledge and Security Agreement | Electronic Copy |
|  | b. Assignment of Equity Interest | Electronic Copy |
|  |  | Environmental Indemnity Agreement (Mezzanine Financing) | Electronic Copy |
|  |  | a. Cash Management and Security Agreement (if applicable) | Electronic Copy |
|  | b. Deposit Account Control Agreement (if applicable) | Electronic Copy |
|  |  | Assignment of Mezzanine Loan Documents (by Lender) | Electronic Copy |
|  |  | Assignment of Mezzanine Loan Documents (by Fannie Mae) | Electronic Copy |
|  |  | a. Title Insurance Policy Form UCC-9 | Electronic Copy |
|  | b. Owner’s Policy of Title Insurance | Electronic Copy |
|  |  | a. Agreement re: Property Management Agreement | Electronic Copy |
|  | b. Exhibit B (if applicable) | Electronic Copy |
|  |  | a. Opinion(s) of Mezzanine Borrower’s Counsel | Electronic Copy |
|  | b. Opinion(s) of Entity Key Principal’s Counsel (if applicable) | Electronic Copy |
|  | c. Opinion of Mezzanine Borrower’s Local Counsel (if applicable) | Electronic Copy |
|  |  | UCC-1 Financing Statement | Electronic Copy |
|  |  | Certification of Organizational Documents with the following attached: |  |
|  | a. Organizational Documents, Authorization and Good Standing Certificate for Entity Key Principal(s)/Guarantor(s) (if applicable) | Electronic Copy |
|  | b. Organizational Documents, Authorization and Good Standing Certificate for Mezzanine Borrower | Electronic Copy |
|  | c. Organizational Documents, Authorization and Good Standing Certificate for Mortgage Loan Borrower | Electronic Copy |
|  |  | Settlement Statement | Electronic Copy |